



TOWN OF ACTON
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Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** December 31, 2003
From: Roland Bartl, AICP, Town Planner *R.B.*
Subject: **Proposed Zoning Articles for 2004**

I am submitting the following zoning articles for the Selectmen's consideration to place on the 2004 Annual Town Meeting warrant. The Planning Board will hold the required public hearing on these zoning proposals on February 10, 2004. Please note, that the law requires that we advertise the hearing twice, the first ad appearing not less than two weeks in advance of the hearing. That means we must have the advertisement to the Beacon no later than January 16, 2004 and the draft articles must be available for public review on the morning of January 22, 2004. The end of this listing contains potential zoning article that the Selectmen discussed, but for which I have insufficient details at this time. If the Selectmen wish to proceed with them I will need further direction and specifications as indicated before placing the public hearing notice on January 16th.

Again the critical dates are:

January 16, 2004, noon: submit hearing legal ad to Beacon newspaper.

January 22, 2004, morning: draft articles must be available for public review.

February 10, 2004: Planning Board's public hearing on proposed zoning changes.

In a pinch, a postponement of these deadlines by two weeks may be possible, but this would give us less time to be responsive to public hearing input before the warrant goes to the printer.

I. East Acton Village Plan

After 3 ½ years, the East Acton Village Planning Committee has completed the East Acton Village Plan and is prepared to bring forward its recommended zoning articles. The committee met with the Planning Board in December 2003 to discuss the zoning recommendations generally. More meetings are scheduled with the Planning Board on January 13 and 27, 2004 at which time the EAVPC hopes for the Planning Board's adoption of the Plan and endorsement of the proposed zoning articles. Then, hopefully with the Planning Board's blessing and support, the EAVPC would like to meet with the Board of Selectmen on February 9, 2004.

The Draft East Acton Village Plan has been distributed previously. The zoning proposals are attached. As presently laid out, there are 11 articles related to the East Acton Village Plan, 10 are zoning articles. The sequence in which they are attached represents the EAVPC's current thinking of the order in which these articles might best be presented at Town Meeting. Most articles are in draft format, but a few are presented only in the form of descriptions. Over the next couple of weeks, we will further develop and format these zoning proposals and perform the necessary proof-reading and cross-checking functions.

II. Outdoor Lighting Regulations

It has been about two years since the Board of Selectmen appointed the Outdoor Lighting Advisory Committee (OLAC). OLAC had aborted its attempt at bringing new outdoor lighting regulations to Town Meeting last year after hearing numerous comments and concerns. With another year of reworking its proposal, OLAC has circulated a substantially revised second draft of outdoor lighting regulations in mid-November 2003 intended to address most of the issues raised a year earlier. The proposed regulations are simpler and their scope is narrower. The November circulation draft is attached with notes.

The outdoor lighting regulations could be adopted as an addition to the zoning bylaw or as separate general Town bylaw. Some members of the Planning Board expressed a preference for a general bylaw, but this is not a Planning Board position or recommendation. We have asked Town Counsel to weigh in with a legal perspective on this question. Please advise if the Board of Selectmen has a preference on this. The choice will affect the wording and organization of the proposed regulation's final version.

Section 3.4.3 of the proposed regulations seeks to address lighting for playing fields and similar venues. OLAC recognizes that such facilities cannot be effectively illuminated without glare and light trespass unless much higher light poles are allowed. OLAC recommends light poles up to 85 feet in height as opposed to the standard height limit of 36 feet. Accordingly, the outdoor lighting regulations would be proposed in company with an amendment to the zoning bylaw's height limits. A draft for this change is also attached (Acton Outdoor Lighting Regulations – Addendum). It would be a subpart of the same article if the regulations were proposed under zoning, or it would be a separate zoning article if the regulations were proposed as a stand-alone Town bylaw.

Similarly, the proposed regulations address aspects of sign illumination. We will have to coordinate this with regulations on the same subject currently in section 7 of the zoning bylaw.

III. Skateboard Park

A draft zoning article is attached that would, to my knowledge, accommodate the skateboard park.

IV. Lifting the 4-dwelling unit per building limit in South Acton Village

At the last Planning Board meeting in December 2003 developer James B. Fenton approached the Board with a request to consider removing the 4-unit cap on multifamily buildings in the SAV district. He is hoping to redevelop the former Waitco property of High Street (behind the Erikson Grain Store). The site immediately abuts the South Acton Historic District. Lifting the 4-unit cap would allow for more creative building designs than the townhouse layout that Mr. Fenton has produced on Railroad Street and more recently on Main Street south of Kelley's Corner. The idea is to allow larger buildings that resemble former mill factory structures from South Acton's past without changing the overall density limits for residential development in the SAV district.

Mr. Fenton appears to have the support of the historic preservation groups. The Planning Board agreed to present an article to that effect for consideration at Town Meeting. A draft article is attached, which provides for a special permit for buildings with more than 4 dwelling unit. Such a special permit was not discussed at the Planning Board meeting, but I am offering it as a means of better design review control. I have no doubt that Mr. Fenton is genuinely interested in working with the Town on design aspects of his project, but other future developers in the SAV district may not be so inclined.

V. Adjusting Dimensional Requirements for Senior Residence Developments

The Senior Residence development option, section 9B of the zoning bylaw, was introduced in 2000 as an alternative to standard single-family home developments in residential zoning districts and as a response to the housing needs of Acton's growing senior population, but it has not been tried since. As an alternative to the proposed Ellsworth Village Ch. 40B affordable housing proposal, the

proponent developer, James B. Fenton, has explored using section 9B of the zoning bylaw but found that its dimensional requirements would not allow such developments at the housing densities that the regulations purport to allow – four dwelling units per acre in the R-2 district, and 3 dwelling units per acre in the other single-family residential districts. A review of conceptual development schemes on the proposed Ellsworth Village site, which is hardly affected by wetlands constraints or odd-shape lot inefficiencies, suggests that changes are necessary to realize the intent of Town Meeting to generate senior housing through section 9B.

The attached draft article would adjust and clarify several of the dimensional requirements and delete some others, and it would insert more flexibility in the layout of the required common land. Section 9B requires a small affordable housing component of 5%, but also provides for the inclusion of more affordable dwelling units with a further increase in density. The draft article would give the Planning Board, as the special permit granting authority, the flexibility to further adjust or waive dimensional, parking, and common land requirements in order to accommodate the density increases that come with affordable housing.

VI. Housekeeping

One housekeeping article seeks to correct some errors we discovered and would make a minor adjustment for directional signs.

PETITIONS

80-84 Piper Road

A petition has been filed asking to rezone two parcels at the corner of Piper Road and Route 2 from Office Park 2 to Residence 2. The combined acreage is close to 6 acres (5.93 a), but nearly half of that is wet. There are two residences and outbuildings at the south end of the property near Farmstead Way. With its long frontage, the property has easy additional development potential for commercial/office use (up to 25,000 square feet) or residential purposes (2, maybe 3, additional house lots). The property and its general vicinity are considered Acton's most prime lands for office development.

20 Main Street

Another petition has been filed for property at 20 Main Street. It would aim to accommodate the regional operations center of Enterprise Rent-A-Car, which includes the wholesale and temporary storage of its fleet vehicles. The site is also the subject of negotiations between the Town and the property owner for the Assabet River Rail Trail easement. Both endeavors could be accommodated.

OTHER

The following items have been discussed during the course of the past year and I am waiting for direction if and how to proceed.

North Acton Quarry and Town Property off Quarry Road

Ms. Yin Peet had approached the Town with a proposal for a land swap and rezoning of land to accommodate an art studio with associated functions. In order to proceed with the zoning portion of the proposal I would need a precise description of the land that would be proposed for rezoning, either by metes and bounds, or by way of reference to a surveyor's plan that shows this information, or best both.

Town Property at 344 Mass. Ave.

This 1.22-acre property at the on-ramp from Mass. Ave. to Route 2 (Atlas G-3/11-1) is zoned Office Park 2 but its small size and short frontage disqualify it as a building lot in the district. Single lot exemptions for undersized lots only exist in residential districts. The property is further constrained by a floodplain across the rear. John Murray had suggested it's rezoning to Residence 2. The specific location on the ramp makes for difficult and undesirable access to the land regardless of its use. To the west of the property are the twin office buildings at Mass. Ave. (for which it may become interesting some day), and to the east is a private residence. At this time, I am not submitting an article for its rezoning. Rather, I would advise waiting for the outcome of the petition to rezone the nearby property on Piper Road.

Land on Route 27 just North of Route 2

There has been discussion of possibly changing zoning in the area just north of Kelley's Corner north of Route 2 to resolve a sticky zoning compliance question there. I am waiting for further instructions in this matter.

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DRAFT ARTICLE – EAV A (non-zoning)

EAST ACTON VILLAGE PLAN - PROHIBITION OF MOTORIZED CRAFT ON ICE HOUSE POND

Ice House Pond is a favored spot for ice skating, fishing, row boating, canoeing, and bird watching. It is periodically stocked with trout for sport fishing purposes. The Pond is a Class B waterbody, so designated for the protection and propagation of fish and other wildlife, and for these types of primary or secondary recreational activities. Ice House Pond's shallow depth (3 feet before a dredging project and 5 feet after) and small size (12 acres), however, makes it unsuitable for motorized craft. Motorized craft also release unburned gasoline and oil, which could potentially pollute the small pond and eliminate these other activities enjoyed by Acton residents and visitors. If adopted, this article would ban all non-emergency motorized craft from Ice House Pond.

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DRAFT ZONING ARTICLE – EAV B

EAST ACTON VILLAGE PLAN – VILLAGE GREEN REZONING

(2/3 vote required)

To see if the Town of Acton will vote to amend the zoning map, Map No. 1, by rezoning from Limited Business (LB) to Agriculture Recreation Conservation (ARC) an area of land shown in the 2003 Town Atlas on map G-4 as parcel 212, or take any other action relative thereto.

SUMMARY

This article would rezone a 2/3rd-acre town-owned property at 108 Great Road, on the northwest corner of Concord Road and Great Road. Railroad tracks on the western edge of the parcel separate it from another parcel and Ice House Pond, both of which are Town-owned and currently zoned ARC. The East Acton Railroad Depot was located in this area from the late 1800s through the early 1900s along with a green in the early 1900s. Both parcels, the one already zoned ARC and the one discussed in this article, are currently being considered for a new East Acton Village green. Additionally, the railroad right of way that separates the parcels is currently being planned for a rail trail (the "Bruce Freeman Rail Trail"). A survey conducted of East Acton residents and Town Meeting attendees in 2001 as part of the East Acton Village planning process found that respondents desired open space within East Acton Village. If adopted, this article would change the zoning from Limited Business (LB) to Agriculture, Recreation, Conservation (ARC), making it consistent with the uses and activities being considered and planned for the area, the desires of many Town residents, and the zoning of the adjacent Town-owned parcels.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636

Selectman assigned:

Selectmen:

Finance Committee:

Planning Board: Recommendation Deferred

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DRAFT ZONING ARTICLE – EAV C

EAST ACTON VILLAGE PLAN – 8 WETHERBEE STREET REZONING

(2/3 vote required)

To see if the Town of Acton will vote to amend the zoning map, Map No. 1, by rezoning from Small Manufacturing (SM) to East Acton Village (EAV) an area of land shown in the 2003 Town Atlas on map G-5 as parcel 69, or take any other action relative thereto.

SUMMARY

This article would rezone a 1.5-acre property at 8 Wetherbee Street. This parcel is the only business property located between Nashoba Brook, Concord Road, and Great Road not currently zoned East Acton Village (EAV). Rezoning the parcel to EAV provides for its consistent treatment with other land in the EAV district and would encourage its future redevelopment consistent with the village scale and mixture of uses that have been described in the East Acton Village Plan. However, the existing business would be allowed to continue in the EAV District as a pre-existing nonconforming use.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636
Selectman assigned:

Selectmen:
Finance Committee:
Planning Board: Recommendation Deferred

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DRAFT ZONING ARTICLE – EAV D

EAST ACTON VILLAGE PLAN – EAST ACTON VILLAGE DISTRICT USE REGULATIONS

(2/3 vote required)

To see if the Town of Acton will vote to amend the zoning bylaw, section 3 as follows [*Notes in italic print are not part of the article but are intended for explanation only*]:

- A. In the Table of Principal Uses, delete the EAV column and replace it with a new EAV column as follows [*Y = the use is allowed; N = the use is not allowed; SPA or SPS = the use may be allowed by special permit. For reference purposes, where changes are proposed in the EAV district, the present designation is shown in brackets*]:

		VILLAGE DISTRICTS
PRINCIPAL USES		EAV
3.2 GENERAL USES		
3.2.1	Agriculture	Y
3.2.2	Conservation	Y
3.2.3	Recreation	N
3.3 RESIDENTIAL USES		
3.3.1	Single FAMILY Dwelling	Y
3.3.2	Single FAMILY Dwelling with One Apartment	Y
3.3.3	Two-FAMILY Dwelling	Y [N]
3.3.4	Dwelling Conversions	SPA
3.3.5	Multifamily Dwelling	Y(3) [N(3)]
3.4 GOVERNMENTAL INSTITUTIONAL & PUBLIC SERVICE USES		
3.4.1	Municipal	Y
3.4.2	Educational	Y
3.4.3	Religious	Y
3.4.4	Nursing Home	N [SPS]
3.4.5	Public or Private Utility Facilities	SPS [Y]
3.4.6	Child Care Facility	Y
3.4.7	Other Public Use (4)	SPS
3.4.8	Full Service Retirement Community	SPS
3.4.9	Assisted Living Residence (5)	SPS
3.4.10	Wireless Communication Facility (6)	N
3.4.11	Commercial Education or Instruction	Y [SPS]
3.5 BUSINESS USES		
3.5.1	Retail Store	SPS (11) [Y]
3.5.2	Office	SPS (11) [Y]
3.5.3	Health Care Facility	Y
3.5.4	Hospital, Medical Center	N
3.5.5	Restaurant (8)	SPS
3.5.6	Combined Business & Dwelling	Y
3.5.7	Hotel, Motel, Inn, Conference Center	SPS

		VILLAGE DISTRICTS
PRINCIPAL USES		EAV
3.5.8	Bed & Breakfast	Y
3.5.9	Lodge or Club	SPS
3.5.10	Veterinary Care	SPS [N]
3.5.11	Animal Boarding	N
3.5.12	Services	Y
3.5.13	Repair Shop, Technical Shop, Studio	Y
3.5.14	Building Trade Shop	N [Y]
3.5.15	Commercial Recreation (9)	SPS (11) [SPS]
3.5.16	Commercial Entertainment	Y [N]
3.5.17	Golf Course in Residential Districts	N
3.5.18	Cross-Country Skiing in Residential Districts	N
3.5.19	Vehicle Service Station	N [SPS]
3.5.20	Vehicle Repair	N
3.5.21	Vehicle Body Shop	N
3.5.22	Vehicle Sale, Rental	N
3.5.23	Parking Facility	N [Y]
3.5.24	Transportation Services	N
3.5.25	Adult Uses	N
3.6 INDUSTRIAL USES		
3.6.1	Warehouse	N
3.6.2	Distribution Plant	N
3.6.3	Manufacturing	N
3.6.4	Scientific	SPS (12) [N]

B. In the Table of Principal Uses, insert the following new footnotes:

- (3) Not more than four DWELLING UNITS shall be permitted per multifamily dwelling.
- (11) No special permit shall be required for this USE if its NET FLOOR AREA is 5000 square feet or less.
- (12) A Scientific USE shall not exceed 5000 square feet in NET FLOOR AREA and shall not store more than 25 pounds or 25 gallons of HAZARDOUS MATERIALS OR WASTE as defined in section 4.3.

and renumber existing footnotes (3) through (9) to become footnotes (4) through (10) respectively.

C. Delete section 3.5.6 and replace it with a new section 3.5.6 as follows:

3.5.6 Combined Business and Dwelling – A LOT used for business USES and for not more than four DWELLING UNITS except as otherwise provided for in the NAV Districts. Business USES and DWELLING UNITS may be in the same BUILDING or in separate BUILDINGS. In the EAV District, the limit of four DWELLING UNITS shall not apply if the DWELLING UNITS are in the same BUILDING as Business USES.

[Note: Section 3.5.6 currently reads: Combined Business and Dwelling – A LOT used for business USES and for not more than four DWELLING UNITS except as otherwise provided

for in the NAV and EAV Districts. Business USES and DWELLING UNITS may in the same BUILDING or in separate BUILDINGS.]

or take any other action relative thereto.

SUMMARY

This article would revise the use regulations for the East Acton Village (EAV) zoning district. It would provide for a greater variety of business types and sizes in the village, but prohibit new businesses of the kind that are not conducive to pedestrians, such as vehicle service stations. Allowing a greater variety of businesses as well as residential uses that would fit in the existing fabric of smaller buildings and properties in the village facilitates the economic reuse of historic structures. Villages require a minimum level of residences near or around them in order to become and remain viable. This article would permit additional types of housing common in traditional villages such as two-family dwellings and apartments above stores. Overall, the proposed changes in use regulations are intended to help keep the area vibrant during business and non-business hours.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636
Selectman assigned:

Selectmen:
Finance Committee:
Planning Board: Recommendation Deferred

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DRAFT ZONING ARTICLE – EAV E

EAST ACTON VILLAGE PLAN – EAST ACTON VILLAGE DISTRICT DIMENSIONAL REGULATIONS

(2/3 vote required)

To see if the Town of Acton will vote to amend the zoning bylaw, section 5, Table of Standard Dimensional Regulations, by deleting the line for EAV and replacing it with a new line for EAV as follows: *[Notes in italic print are not part of the article but are intended for explanation only. For reference purposes, where changes are proposed in the EAV district, the present designation is shown in brackets]:*

Zoning Districts	Minimum LOT Area in sq. ft.	Minimum LOT FRONTAGE in feet	Minimum LOT Width in feet	Minimum Front Yard in feet	Minimum Side & Rear Yard in feet	Minimum OPEN SPACE in percent	Maximum FLOOR AREA RATIO	Maximum Height in feet
EAV	NR	NR	NR	10	5 (1)	25%	0.20 (4)	36
	<i>[10,000]</i>	<i>[100]</i>	<i>[50]</i>	<i>[10(9)]</i>	<i>[10(1)]</i>	<i>[35%]</i>		

Or take any other action relative thereto.

SUMMARY

This article would revise the dimensional regulations for the East Acton Village zoning district more consistent with the patterns of traditional villages rather than highway commercial areas. At the turn of the twentieth century, buildings in villages were close to the road to allow easy access to homes and businesses. This article would change the dimensional regulations for East Acton Village to embrace the village patterns of development. Minimum required setbacks would be reduced so that buildings can be situated to within 10 feet from the street right-of-way line ("front yard setback") and 5 feet from side and rear lot lines. Note that for a business use abutting a residential district the side and rear setback would remain at 30 feet (footnote 1). Minimum lot area, lot frontage and lot width requirements in the EAV zoning district would be removed to allow buildings to be situated closer together for the convenience of pedestrian shoppers and to encourage people to walk within the village rather than drive between businesses. In addition, this article would allow owners of properties bordering Nashoba Brook to place buildings and additions further away from the brook and nearer to the street, helping to protect the water quality of the brook. Overall, this article would provide more flexibility to all property owners to redevelop and improve their properties in a way that is consistent with a village setting.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636
Selectman assigned:

Selectmen:
Finance Committee:
Planning Board: Recommendation Deferred

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DRAFT ZONING ARTICLE- EAV F

EAST ACTON VILLAGE PLAN – EAST ACTON VILLAGE II (EAV-II) DISTRICT

(2/3 vote required)

To see if the Town of Acton will vote to amend the zoning map and bylaw, as follows *[Notes in italic print are not part of the article but are intended for explanation only]*:

- A. **Zoning Map, Map No.1.** Rezone to East Acton Village II (EAV-II) the following parcels of land identified by their 2003 Town Atlas Map and Parcel numbers *[Street addresses and current zoning designation are shown for reference purposes only]*.

map	parcel	present zoning	street address
F-4	54	LB	136 Great Rd
F-4	67	LB	134 Great Rd
F-4	67-1	LB	132 Great Rd
F-4	69*	LB / R-8	129 & 133 Great Rd
F-4	69-1	LB / R-8	125 Great Rd
F-4	104	LB	128 Great Rd
G-4	10	LB	126 Great Rd
G-4	143	SM	13 Wetherbee St
G-5	82	SM	18 Wetherbee St
G-5	82-1	SM	30 & 30A Great Rd
G-5	83**	SM / EAV	1-13 Keefe Rd
G-5	90	SM	19 Keefe Rd
G-5	92	SM	21 Keefe Rd
G-5	93	SM	25 Keefe Rd

* Rezone to EAV- II only that portion of parcel F-4/69 that is shown as Lot 1C on a Plan of Land in Acton, Massachusetts for Distinctive Acton Homes by Stamski and McNary, Inc., dated April 4, 2003 and endorsed by the Acton Planning Board as an Approval-Not-Required-Plan on May 27, 2003 (Engineering Department plan file #3668).

** Rezone to EAV-II only that portion of parcels G-5/83 that is presently zoned SM.

- B. **Zoning Bylaw – Section 2.** In section 2.1 insert the following new zoning district classification under the heading of Village Districts:

East Acton Village II

EAV- II

- C. **Zoning Bylaw – Section 3.** In the Table of Principal Uses insert the following new EAV II column under the heading for Village Districts *[In the table below Y indicates that the use is allowed by right, N indicates that the use is prohibited, and SPA, SPS or SPP indicate that the use may be allowed by special permit.]*:

	VILLAGE DISTRICTS
PRINCIPAL USES	EAV-II

		VILLAGE DISTRICTS
PRINCIPAL USES		EAV-II
3.2 GENERAL USES		
3.2.1	Agriculture	Y
3.2.2	Conservation	Y
3.2.3	Recreation	N
3.3 RESIDENTIAL USES		
3.3.1	Single FAMILY Dwelling	Y
3.3.2	Single FAMILY Dwelling with One Apartment	Y
3.3.3	Two-FAMILY Dwelling	Y
3.3.4	Dwelling Conversions	SPA
3.3.5	Multifamily Dwelling	N
3.4 GOVERNMENTAL INSTITUTIONAL & PUBLIC SERVICE USES		
3.4.1	Municipal	Y
3.4.2	Educational	Y
3.4.3	Religious	Y
3.4.4	Nursing Home	SPS
3.4.5	Public or Private Utility Facilities	SPS
3.4.6	Child Care Facility	Y
3.4.7	Other Public Use (4)	SPS
3.4.8	Full Service Retirement Community	SPS
3.4.9	Assisted Living Residence (5)	SPS
3.4.10	Wireless Communication Facility (6)	SPP
3.4.11	Commercial Education or Instruction	Y
3.5 BUSINESS USES		
3.5.1	Retail Store	Y
3.5.2	Office	Y
3.5.3	Health Care Facility	SPS (11)
3.5.4	Hospital, Medical Center	N
3.5.5	Restaurant (8)	SPS
3.5.6	Combined Business & Dwelling	Y
3.5.7	Hotel, Motel, Inn, Conference Center	SPS
3.5.8	Bed & Breakfast	SPS
3.5.9	Lodge or Club	SPS
3.5.10	Veterinary Care	SPS
3.5.11	Animal Boarding	N
3.5.12	Services	Y
3.5.13	Repair Shop, Technical Shop, Studio	Y
3.5.14	Building Trade Shop	Y
3.5.15	Commercial Recreation (9)	SPS
3.5.16	Commercial Entertainment	Y
3.5.17	Golf Course in Residential Districts	N
3.5.18	Cross-Country Skiing in Residential Districts	N
3.5.19	Vehicle Service Station	N

		VILLAGE DISTRICTS
PRINCIPAL USES		EAV-II
3.5.20	Vehicle Repair	SPS
3.5.21	Vehicle Body Shop	SPS
3.5.22	Vehicle Sale, Rental	N
3.5.23	Parking Facility	N
3.5.24	Transportation Services	N
3.5.25	Adult Uses	N
3.6 INDUSTRIAL USES		
3.6.1	Warehouse	N
3.6.2	Distribution Plant	N
3.6.3	Manufacturing	N
3.6.4	Scientific	N

D. **Zoning Bylaw – Section 5.** In the Table of Standard Dimensional Regulations, insert the following entry for EAV-II:

Zoning Districts	Minimum LOT Area in sq. ft.	Minimum LOT FRONTAGE in feet	Minimum LOT Width in feet	Minimum Front Yard in feet	Minimum Side & Rear Yard in feet	Minimum OPEN SPACE in percent	Maximum FLOOR AREA RATIO	Maximum Height in feet
EAV-II	15,000	50	NR	10	10 (1)	35%	0.20	36

E. **Zoning Bylaw – Section 6.** Delete the lead paragraph of section 6.9.1 and replace it with a new lead paragraph 6.9.1 as follows:

6.9.1 NAV, EAV, and EAV-II Districts.

[Note: The lead paragraph of section 6.9.1 currently reads as follows:

6.9.1 NAV and EAV Districts.]

and insert a new section 6.9.1.3 as follows:

6.9.1.3 In the EAV-II District, the following special provisions for parking shall apply:

- a) Connection of Parking – A Special Permit Granting Authority shall require that all parking facilities be connected by a common driveway to the parking facilities of all adjacent USES and to all adjacent land in the EAV, EAV-II, and LB zoning districts, unless it finds that physical constraints, present site configuration, uncooperative abutters, or land vacancy precludes strict compliance. In such cases, the site and the parking facility shall be designed to provide for the future construction of common driveways. For the purposes of this section, common driveway shall be defined as a driveway that is shared by two or more LOTS and located at least partially within the required setback areas of such LOTS. Such a common driveway can be either a shared ACCESS driveway to a STREET, or a driveway to a STREET, or a driveway connecting such LOTS with each other.
- b) Collective Use of Parking Facilities – Off-STREET parking facilities may serve, collectively or jointly, different USES located throughout the same Zoning District where such a collective use of the parking facility is based on a written agreement that:

1) assures the continued collective use; 2) states the number of parking spaces allocated to each participating USE; and 3) assures ACCESS to and maintenance of the common parking facility. In the case of such collective use of a parking facility, the minimum number of required parking spaces shall be 70% of the requirements in Section 6.3.1.

or take any other action relative thereto.

SUMMARY

This article would establish a new East Acton Village-II zoning district in place of the present Small Manufacturing (SM) district in the East Acton area, and on several parcels along Great Road north of Concord Road currently zoned Limited Business (LB). The intent of creating the EAV-II zoning district is to discourage sprawl by concentrating development into a more intimate, centralized area (East Acton Village), surrounded by open space and less dense development (EAV-II) that will help protect environmentally sensitive areas while defining the village and better serving the social, cultural, financial, and environmental goals of the community. This article would also provide property owners in the EAV-II zone with more flexibility in developing or redeveloping their properties.

Creating this new zoning district would assist in protecting the East Acton Village from encroachment by non-village type and scale of businesses. If this article is adopted, the allowed uses in the EAV-II zoning district would be similar to those in the EAV zoning district, with the following exceptions: vehicle repair shops, vehicle body shops and wireless communication facilities would be allowed by special permit in EAV-II and not allowed in EAV, bed and breakfast uses would be allowed by special permit in EAV-II where they are allowed by-right in EAV, and multi-family and scientific uses would be prohibited in EAV-II where they are allowed under special circumstances in EAV.

The change to EAV-II would maintain or, in the case of parcels presently zoned Small Manufacturing (SM), expand the variety of land use options for the affected properties, although the mix of allowed uses would change somewhat. The dimensional requirements in the proposed EAV-II District would be less restrictive than those under the current SM or LB zoning of the affected properties.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636
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Selectmen:
Finance Committee:
Planning Board: Recommendation Deferred

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DRAFT ZONING ARTICLE- EAV G

EAST ACTON VILLAGE PLAN – SPECIAL PROVISIONS FOR THE EAST ACTON VILLAGE DISTRICT

(2/3 vote required)

To see if the Town of Acton will vote to amend the zoning bylaw as follows [*Notes in italic print are not part of the article but are intended for explanation only*]:

- A. In the table of section 5.5.2 – Maximum Floor Area of Businesses and Industries, delete the column for EAV and replace it with a new column for EAV as follows [*All limits are expressed in square feet. Where changes are proposed, the current floor area limits are shown in italic print*]:

<u>PRINCIPAL USES</u>	<u>VILLAGE DISTRICTS</u>
	<u>EAV</u>
3.4.11 Commercial Education or Instruction*	5,000
3.5.1 Retail Store	7,500 [<i>5,000</i>]
3.5.2 Office	7,500 [<i>5,000</i>]
3.5.3 Health Care Facility	5,000
3.5.5 Restaurant	5,000
3.5.9 Lodge or Club	5,000 [<i>NR</i>]
3.5.10 Veterinary Care	5,000 [<i>NR</i>]
3.5.12 Services	5,000
3.5.13 Repair Shop, Technical Shop, Studio	5,000
3.5.14 Building Trade Shop	5,000
3.5.15 Commercial Recreation	7,500 [<i>NR</i>]
3.5.16 Commercial Entertainment	5,000 [<i>NR</i>]
3.6.3 Manufacturing	NR
3.6.4 Scientific*	5,000
NR = No Regulation	

* Under the columns for NAV, SAV, and WAV of this table insert the letters NR for these line items. These are new entries in this table and no size limits exist for these uses in those districts.

- B. Insert a new section 5.5.6 as follows:

5.5.6 Special Provisions for the East Acton Village District

- 5.5.6.1 Purpose – In the East Acton Village District, the principal goal guiding the regulations set forth herein is to sustain and encourage a vital business center that provides needed goods, services, and jobs in a manner that is compatible with Acton's historic development pattern and establishes pedestrian accessibility and circulation throughout the East Acton Village area in order to limit vehicular congestion. These regulations will provide clear guidance to those who would like to expand or locate businesses in the East Acton Village District. They will also ensure that future development will help create the form, cohesion, order, and supporting infrastructure that will identify the East Acton Village District as an attractive, pleasant, and desirable center for business, shopping and other commercial and community activities.

The layout and design of the sites and BUILDINGS shall be conducive to pedestrian use. The purpose of the design principles herein is to provide convenient and efficient pedestrian access within the East Acton Village District; to connect the East Acton Village District via pedestrian ways to surrounding neighborhoods and facilities which are

otherwise separated with landscape buffers; to provide a safe and comfortable pedestrian environment with walkways, pedestrian conveniences and amenities; and to encourage BUILDINGS with a pedestrian oriented scale and design. For more guidance related to layout and design of sites and buildings in the East Acton Village District, please refer to the East Acton Village Plan as amended.

5.5.6.2 The following standards shall apply to all LOTS in the EAV District:

- a) The Site Plan Special Permit Granting Authority shall require sidewalks along the LOT'S FRONTAGE on a STREET or STREETS and walkways among BUILDING entrances that are compatible with the process of walking using straight and/or gently curving paths connecting buildings to buildings and buildings to STREETS with minimal interruption by driveways. Parking lot aisles, along with access and interior driveways, do not count as walkways. Pathways should include "bulges" to allow for gathering points that may include special features (i.e., water elements, sculptures, statues, etc.). Special features should be designed for public interaction. Benches and other places for people to wait; bicycle racks; stroller bays; and other pedestrian amenities may be required near building entrances if deemed appropriate by the Site Plan Special Permit Granting Authority. Where feasible, pathways should have some degree of enclosure achieved through the use of BUILDING fronts, trees, low hedges, arcades, trellised walks, or other means in order to positively define its space.
- b) The Site Plan Special Permit Granting Authority shall require driveway and walkway connections to abutting LOTS within the EAV District using guidelines from section 5.6.2.1. Where such connections are not available due to existing conditions on abutting LOTS, provisions shall be required to connect to such abutting LOTS at a future date in locations determined by the Site Plan Special Permit Granting Authority;
- c) The Site Plan Special Permit Granting Authority shall require pedestrian connections to abutting neighborhoods and facilities outside the EAV District using guidelines from section 5.6.2.1. Where such connections are not available due to existing conditions in the surrounding area, provisions shall be required for such connections at a future date in locations determined by the Site Plan Special Permit Granting Authority.
- d) The Sidewalk – A sidewalk shall be provided along the LOT'S FRONTAGE on a STREET or STREETS. The sidewalk shall be at least 10 feet wide but wider where necessary to allow pedestrian shopping and activities to spill out onto the walkway. Sidewalks may be located wholly or partially within the STREET layout. The sidewalk shall be separated, where feasible, from the vehicular roadway with a landscaped buffer to provide both safety to pedestrians and to create the sense of village. The landscaped buffer shall consist of shade trees placed at appropriate intervals and other landscaping (benches, shrubs, et al) or STREET design elements, and which may consist in part of on-STREET vehicular parking spaces. Buildings are to be contiguous to the sidewalk.
- e) The Pedestrian Plaza – A pedestrian plaza shall be provided on any LOT where the NET FLOOR AREA is 30,000 square feet or more or the FLOOR AREA RATIO exceeds 0.35.
 - i. The pedestrian plaza shall be an area at the STREET level in front of a BUILDING, on the side of a BUILDING, or in between BUILDINGS, which is to be used exclusively by pedestrians and connects to the sidewalk. For the purpose of this section, a pedestrian arcade located within a BUILDING footprint and open to the outdoors may be counted towards the minimum area required for a pedestrian plaza.
 - ii. A pedestrian plaza shall contain a minimum of 1,500 square feet in area and shall measure at least 20 feet in width. If the NET FLOOR AREA of the

BUILDINGS on a LOT exceeds 100,000 square feet, the minimum area for a pedestrian plaza shall be 3,000 square feet. The area required for a sidewalk shall not be included in the pedestrian plaza.

- iii. The pedestrian plaza shall be located where there is a natural gathering spot; First, make at least one smaller space which looks into the plaza and forms a natural back for it. Second, place the plaza, and its opening, so that it looks into at least one larger space, natural view, or activity pockets (such as outdoor cafes, coffee carts, food stands).
 - iv. The pedestrian plaza shall be accented with pedestrian amenities such as benches, kiosks and other partly enclosed outdoor structures to facilitate waiting and/or group activities. Where feasible, add a few steps at the edge where stairs come down or where there is a natural change of level. Make these raised areas immediately accessible from below so that people may congregate and sit to watch the local activity. Add "sitting walls" where there is no level change but can be used to create minor boundaries between outdoor areas and/or buildings. Sitting walls should be no higher than 16 inches and wide enough to sit on (at least 12 inches wide). Shade trees, ornamental trees and other landscaping shall be provided to provide shelter from the sun, to reduce noise, to beautify/enhance the appearance of EAV and to mitigate fumes.
 - v. All landscaping shall use species that are tolerant to the climatic conditions in Acton and shall be designed to facilitate ongoing maintenance and watering.
 - vi. Notwithstanding any other provisions of this Bylaw to the contrary, the serving of foods and drinks at outdoor tables shall be permitted in a pedestrian plaza.
 - vii. Where feasible, the pedestrian plaza shall be surrounded by pockets of activity which may include public recreational uses/facilities such as basketball hoop, game tables, playground equipment, etc.
- f) Driveways and Parking Lots -
- i. No driveway or parking lot shall be placed in the portion of a LOT that is directly in front of a BUILDING as seen from a STREET, whether or not the BUILDING is located on the SAME LOT as the driveway or parking lot, except that a driveway and parking lot may be placed in the front of a BUILDING that is located in the rear of another BUILDING when viewed from a STREET. No driveways or parking lots shall be located between a pedestrian plaza and a STREET, nor shall any driveway or parking lot intersect or be mixed with a pedestrian plaza.
 - ii. Vehicular driveways and parking lots may be located to the side and rear of BUILDINGS, to the rear of a pedestrian plaza or underground. Where parking is located to the rear of buildings with additional buildings behind, a quadrangle effect should be created allowing parking, landscaping, and walkways / pathways / bikeways within this center area surrounded on all sides by shops and activity centers.
- g) BUILDING Design –
- i. At least 60 percent of the front side of a LOT facing a STREET, measured in percentage of linear feet of the LOT FRONTAGE, shall be occupied by BUILDINGS or by a pedestrian plaza that are located within 40 feet of the STREET sideline. A reduction of this requirement of the front side of a LOT may be allowed provided the Site Plan Special Permit Granting Authority finds that the alternative design features are consistent with Section 5.6.1 of this Bylaw.
 - ii. BUILDINGS shall be of a design similar to the architecture in historic commercial centers of New England in terms of scale, massing, roof shape, spacing, and exterior materials. Alternative designs may be allowed provided the Site Plan

Special Permit Granting Authority finds the alternative design is consistent with Section 5.6.1 of the Bylaw.

- iii. BUILDING facades facing STREETS or pedestrian plazas are also referred to herein as the BUILDING front(s) or BUILDING front facade(s). Such BUILDING fronts shall have setbacks only to accommodate sidewalks and/or pedestrian plazas or amenities and shall have a vertical orientation, meaning either that the BUILDING shall actually have a greater height than width, or that the facades and roof lines of the BUILDING are designed to reduce the massing and bulk so that it appears as a group of smaller masses with a distinct vertical orientation.
- iv. THE BUILDING front facades shall be articulated to achieve a human scale and interest. The use of different textures, shadow lines, uneven angles, detailing and contrasting shapes is required. Not more than 50 feet of a BUILDING front shall be in the same vertical plane,
- v. The BUILDING front facade(s) shall be faced with materials used in historic New England architecture. Alternative materials may be used on the BUILDING front facade(s) provided that the Site Plan Special Permit Granting Authority finds the materials to be consistent with Section 5.6.1 of the Bylaw.
- vi. On THE BUILDING fronts, the ground floor shall be designed to be occupied by businesses with a higher percentage of walk-in traffic (i.e., Retail Stores; Restaurants; Service related businesses; Commercial Entertainment).
- vii. The MAIN business entrance to each ground floor business, identified by the larger doors, signs, canopy, or similar means of highlighting, shall be from the BUILDING front.
- viii. Arcades and canopies shall not be considered part of the BUILDING but encouraged where FEASIBLE. These arcades and canopies should be used to connect the buildings to one another so that a person can walk from place to place under shelter. Arcades and canopies may not be located within 10 feet of the sideline of a STREET unless the Site Plan Special Permit Granting Authority finds that the reduction in setback to the sideline of the STREET is consistent with Section 5.6.1 of the Bylaw.
- ix. The BUILDING front(s) shall contain windows covering at least 15 percent of the facade surface. Windows shall be highlighted with frames, lintels and sills or equivalent trim features. Windows and doors shall be arranged to give the facade a sense of balance and symmetry.
- x. EXCEPT for ground level display windows, windows shall have a 2:1 ratio of height to width. Alternative window designs may be allowed provided the Site Plan Special Permit Granting Authority finds them to be consistent with Section 5.6.1 of the Bylaw and that they enhance one or more architectural features.
- xi. On the ground level portion of the BUILDING front, the amount of windows in the facade surface shall be at least 20 percent but not larger than 80 percent. Ground floor display windows shall be framed on all sides by the surrounding wall. They shall be highlighted with frames, lintels and sills or equivalent trim features, or may instead be recessed into the wall or projected from the wall.
- xii. Mirror WINDOWS and highly reflective surfaces shall not be allowed on the BUILDING fronts.
- xiii. Roofs SHALL be gabled with a minimum pitch of 9/12 (9" vertical for every 12" horizontal) and have overhanging eaves of at least one foot. Two or three story BUILDINGS, or two or three story portions of a BUILDING, may have a flat roof provided that the tops of the BUILDING front facades are treated with an

articulated cornice, dormers, or other architectural treatment that appears an integral part of the BUILDING from all visible sides of the BUILDING.

- xiv. The main features of the architectural treatment of the BUILDING front facades, INCLUDING the materials used, shall be continued around all sides of the BUILDING that are visible from a STREET or a pedestrian plaza. The Site Plan Special Permit Granting Authority may approve alternate treatment of side and rear BUILDING walls that is consistent with Section 5.6.1 of the Bylaw and preserves the architectural integrity of the BUILDING as a whole.
- xv. Garage doors or loading docks shall not be allowed in the BUILDING fronts.
- xvi. BUILDING service and loading areas shall incorporate effective techniques for visual and noise buffering from adjacent USES.
- xvii. ACCESSORY STRUCTURES, air conditioning equipment, electric utility boxes, satellite dishes, trash receptacles, and other ground level utilities shall be unobtrusive when viewed from the STREET and adjacent LOTS.
- xviii. Rooftop mechanical equipment shall be screened from public view by the use of architecturally compatible materials.

or take any other action relative thereto.

SUMMARY

Part A of this article would change the size limits for certain businesses in the East Acton Village zoning district. The current regulations for the East Acton Village district already limit the sizes of individual businesses. This article would amend those limits and add new limits for commercial education or instruction, veterinary care, and scientific, three new business uses proposed for the East Acton Village zoning district. The size limits help ensure a greater variety of smaller business, and businesses in the village are more suitable in scale to the village setting within walking distance from one another.

Part B of this article, if adopted, would create a new section of the zoning bylaw to regulate site and building designs in the East Acton Village (EAV) zoning district. All parcels in East Acton Village are developed to some degree at this time. Therefore, the process of creating the village character envisioned for the area in the East Acton Village Plan will take time and include the redevelopment of many parcels. By providing guiding standard and offering incentives, property owners will be encouraged to redevelop their properties according to the village concepts contained in the East Acton Village Plan.

The vision is to distinguish East Acton Village aesthetically from the rest of the development along Great Road (Route 2A); to keep it compact, maintain its historic structures, increase business variety, and make it a more pedestrian-friendly area. It is anticipated that the new standards for the EAV zoning district would apply to buildings when 500 square feet of development or expansion occurs. The standard could only apply to new construction or additions, whereas existing building would need to be adaptation or integration as the circumstances allow best in any given situation. If adopted, the standards would encourage pedestrian, bicycle and vehicular connectivity between businesses, residences, and recreation resources; buildings located closer to the front of lots with vehicular parking or additional buildings to the side or in the rear; buildings designed in keeping with the general style of a traditional New England village; and buildings and streetscapes sized for be pedestrian comfort, plenty of interesting storefronts and amenities, landscaping, and green spaces. The guidelines focus on the relationships between people and village activities, trying to ensure that the village grows in such a way that it fosters a stronger sense of community and creates a safe, attractive, convenient, and interesting place for people to meet, work, shop, and gather. Overall, if adopted, the design standards are intended to guide future development in East

Acton Village in a direction that creates a pedestrian-friendly village center unique to Acton as opposed to an assembly of strip shopping centers.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636
Selectman assigned:

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Planning Board: Recommendation Deferred

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DRAFT ZONING ARTICLE - EAV H

EAST ACTON VILLAGE PLAN – OPTIONS FOR DENSITY INCREASES

(2/3 majority required)

This article would permit increases in allowable floor area (density) in the EAV zoning district, subject to certain requirements.

Part of the vision is to distinguish East Acton Village aesthetically from the rest of the development along Great Road (Route 2A); to keep it compact, maintain its historic structures, increase business variety, and make it a more pedestrian-friendly area (which will hopefully reduce traffic). By offering incentives of increased density, property owners would be encouraged to redevelop their properties according to the village concepts contained in the Special Provisions for East Acton Village (if adopted by Town Meeting) and would help bring about this vision for the area. Since redevelopment is costly and might include the loss of business during the construction time, a density menu approach to incentives has been developed in the East Acton Village Plan (see below). By special permit only, a property owner would be able to exceed a Floor Area Ratio (FAR) of 0.20 on his or her property by accepting one or more options from the “menu.” In any case, the maximum allowable FAR for any parcel could not exceed 0.50 FAR. Since parking, open space, and waste water management requirements would impact the development potential of any parcel, not all properties may be able to achieve 0.50 FAR. Density is not to be perceived as an end in itself but as a prerequisite to achieve the critical mass required for a vibrant village.

Density options menu

In context

- Special Design Guidelines for East Acton Village District would provide the vision for the Village.
- All development or redevelopment greater than 500 square feet would require a site plan and would be required to adhere to the Special Provisions Design Guidelines for the new construction only (and the rest of the building at the owner’s discretion).

Options

- Development by right would be limited to 0.20 FAR.
- Any increase in FAR over 0.20 would require a Special Permit of the Board of Selectmen (BOS) up to a maximum of 0.50 through the following means:
 - Transfer of Development Rights (TDRs) would allow an additional 0.20 FAR. However, development rights purchased from the Nashoba Brook side of Great Road within either the EAV or EAV II zoning districts would receive an additional 25% bonus on the square footage transferred. (e.g., should a developer wish to obtain 1,250 square feet he/she would be able to do so by buying 1,000 square feet from a brook side property and receive the remaining 250 square feet as a bonus or he could purchase the 1,250 square feet from a non-brook side sending property and pay for 1,250 square feet).

TDRs are currently allowed in the zoning bylaw. They entail the selling of development rights from a parcel in a legally designated "sending" district to another parcel in a legally designated "receiving" district. Properties along Great Road (including in the EAV zoning district) and in the NAV (North Acton Village) zoning district are sending districts, and EAV and NAV zoned properties are receiving districts. If the creation of a new EAV-II zoning district article is adopted by Town Meeting, EAV-II zoned properties would be designated as sending district properties.

This part of the article would encourage people to utilize the TDR option by providing a density bonus. This article would also provide a stronger incentive for property owners along Nashoba Brook in the EAV and EAV-II zoning districts to sell their property rights by allowing an additional bonus for transferring development rights from the brook side to the other side of Great Road. This proposal would hopefully help facilitate the use of TDRs to encourage development to occur in a more compact area: East Acton Village – one of the Town's designated growth areas, discourage development and encourage the preservation of open space along the rest of Great Road (hopefully reducing curb cuts and additional traffic conflicts), encourage environmental protection, and help those property owners who transfer their development rights to realize the value in their property and without developing in an environmentally sensitive area.

- With historical preservation as defined by the Acton Historical Commission [see Appendix], an additional 0.10 FAR would be allowed. Any developer or property owner who tears down an historical structure without written support from the Acton Historical Commission would be denied additional FAR. That property would be limited to a FAR of 0.20 maximum.

Concentrating development within the village district may put historical structures in jeopardy. With property value high, owners might be tempted to sell to the "highest bidder." The importance of preserving the historic components of the village area is paramount. The cultural history represented by a typical village is worthy of protection. Historic and architectural resources are often the best evidence of that heritage. The structures built during the end of the nineteenth century or the beginning of the twentieth century set off East Acton Village from the current strip mall/mini-mall businesses and apartment complexes that have come to represent the rest of the Route 2A corridor and should be used as the basis for the redevelopment process. In addition to providing cultural and educational benefits, these assets can also enhance property values, increase local pride and bolster economic development. Providing incentives to maintain and/or improve historical sites and structures would help with preservation.

- Affordable housing on the upper floors of mixed use new development or redevelopment only (at least 1 unit, 10% of the total number of units, or such higher number determined by the Board of Selectmen during the permitting process) would be allowed an additional 0.10 FAR.

Acton is concerned about the lack of affordable housing in the community. By providing density incentives to business/property owners in the district who develop affordable dwelling units within or near the village, the housing issues could be addressed and it would allow for more shoppers to keep the area vibrant during non-business hours.

- With certification from the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) program, an additional .05 FAR would be allowed.

The LEED Green Building Rating System "is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. LEED was created to (1) define 'green building' by establishing a common standard of measurement, (2) promote integrated, whole-building design practices, (3) recognize environmental leadership in the building industry, (4) stimulate green competition, (5) raise consumer awareness of green building benefits, and (6) transform the building market. LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources (U.S. Green Building Council, "Leadership in Energy and Environmental Design," 2003, <http://www.usgbc.org/leed/leed_main.asp>, (31 December 2003))." Any development or redevelopment in the EAV area would need to comply with the intent of LEED Credit 2, as EAV is an area with existing infrastructure. In summary, the purpose of allowing a density bonus for LEED certification would be to encourage environmentally-friendly, energy-efficient, and overall smart growth concepts and designs within the village.

DRAFT ZONING ARTICLE - EAV I

EAST ACTON VILLAGE PLAN – EAST ACTON VILLAGE DISTRICT PARKING REQUIREMENTS

(2/3 vote required)

To see if the Town of Acton will vote to amend the zoning bylaw by deleting sections 6.9.1.1 and 6.9.1.2 and replacing them with the following new sections 6.9.1.1 and 6.9.1.2 as follows *[Notes in italic print are not part of the article but are intended for explanation only]*:

6.9.1.1 In the NAV District, the following special provisions for parking shall apply:

- a) No off-STREET parking spaces shall be established between the front line of the principal BUILDING and the sideline of a STREET.
- b) The Board of Selectmen may authorize by special permit an off-STREET parking lot or STRUCTURE not located upon the same LOT with the associated USE, provided said parking lot or STRUCTURE lies also within the NAV District.

6.9.1.2 In the EAV District, except as otherwise provided herein, no BUILDING or STRUCTURE shall be located on any LOT and no activity shall be conducted upon any LOT unless off-STREET parking is provided in accordance with the following requirements:

- a) Required off-STREET parking for a USE may be provided on any LOT within the same Zoning District as the USE, but not necessarily on the same LOT as the USE.
- b) Connection of Parking – A Special Permit Granting Authority shall require that all parking facilities be connected by a common driveway to the parking facilities of all adjacent USES and to all adjacent land in the EAV and EAV-II zoning districts, unless it finds that physical constraints, present site configuration, uncooperative abutters, or land vacancy precludes strict compliance. In such cases, the site and the parking facility shall be designed to provide for the future construction of common driveways. For the purposes of this section, common driveway shall be defined as a driveway that is shared by two or more LOTS and located at least partially within the required setback areas of such LOTS. Such a common driveway can be either a shared ACCESS driveway to a STREET, or a driveway to a STREET, or a driveway connecting such LOTS with each other.
- c) Number of Parking Spaces – The minimum number of required parking spaces shall be 70% of the requirements in Section 6.3.1. In the case of collective use of a parking facility in accordance with sub-section d) below, the minimum number of required parking spaces shall be 50% of the requirements in Section 6.3.1.
- d) Collective Use of Parking Facilities – Off-STREET parking facilities may serve, collectively or jointly, different USES located throughout the EAV District where such a collective use of the parking facility is based on a written agreement that: 1) assures the continued collective use; 2) states the number of parking spaces allocated to each participating USE; and 3) assures ACCESS to and maintenance of the common parking facility. The parking spaces provided through the collective use of parking facilities shall be counted towards the minimum required number of spaces for the participating USES applying the discount as set forth in sub-section c) above.
- e) Structured Parking shall not be allowed except under ground.
- f) Parking lot landscaping requirements ... (to encourage bioretention of parking lot runoff in consolidated landscaped areas. Details t.b.d.) ...

[Note: Sections 6.9.1.1 and 6.9.1.2 currently read as follows:

6.9.1.1 In the NAV and EAV Districts, the Board of Selectmen may authorize by special permit

an off-STREET parking lot or STRUCTURE not located upon the same LOT with the associated USE, provided said parking lot or STRUCTURE lies within the same Village District as the BUILDING it is intended to serve.
6.9.1.2 In the NAV and EAV Districts, no off-STREET parking spaces shall be established between the front line of the principal BUILDING and the sideline of a STREET.]

or take any other action relative thereto.

SUMMARY

This article would reduce the number of parking spaces required for businesses in East Acton Village (EAV) to 70% of the requirement elsewhere, and allow the number of parking spaces required for business in EAV to be reduced to 50% of the requirement if parking is shared with other businesses. One of the goals of the East Acton Village Plan is to make the village more pedestrian and bicycle friendly. This article would encourage people visiting EAV to either walk to the village, or to park in one place and complete all their errands and activities on foot. Another goal of the East Acton Village Plan is to enhance the appearance of the village. The sight of continuous parking areas is aesthetically unpleasing and does not create the effect of a village center. If adopted, this article could also reduce driveway curb cuts along Great Road, potentially reducing traffic turning movements and conflicts between pedestrians or bicyclists and vehicles. Furthermore, research has shown that stream degradation could occur at relatively low levels of impervious covers such as parking lot pavement. Allowing fewer parking spaces would minimize impervious cover for the benefit of nearby Nashoba Brook.

The article proposes to prohibit structured parking within the East Acton Village zoning district. Structured parking can detract from the sense of village.

If adopted, this article would also the consolidation of required parking lot landscaped areas into parking lot runoff bioretention areas. The consolidation of landscaped islands is encouraged in East Acton Village parking lots to trap and mitigate runoff from paved parking areas, create additional contiguous green space improving aesthetics and encouraging wildlife, and minimize land disturbance during development and redevelopment. Bioretention areas may be sited in such a way as to aid in traffic calming and encourage pedestrian use. They may be adjacent to and connecting with vegetated areas on the perimeter of a lot.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636
Selectman assigned:

Selectmen:
Finance Committee:
Planning Board: Recommendation Deferred

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DRAFT ZONING ARTICLE – EAV J

EAST ACTON VILLAGE PLAN – MODIFIED SIGN REGULATIONS FOR THE EAST ACTON VILLAGE DISTRICT (2/3 vote required)

To see if the Town of Acton will vote to amend the zoning bylaw as follows [*Notes in italic print are not part of the article but are intended for explanation only*]:

A. Delete section 7.4.1 and replace it with a new section 7.4.1 as follows:

- 7.4.1 Design – In the Village Districts no visible portion or exterior surface of any SIGN shall be made of plastic, other petroleum based products, or sheet metal, except that in the EAV District such materials may be used provided that the visible portions and exterior surfaces of a SIGN have wooden appearance.

[Note: Section 7.4.1 currently reads:

7.4.1 Design – In the Village Districts no visible portion or exterior surface of any SIGN shall be made of plastic, other petroleum based product or sheet metal.]

B. Delete section 7.4.3.5 and replace it with a new sections 7.4.3.5 and 7.4.3.6 as follows:

- 7.4.3.5 In the EAV District, PROJECTING SIGNS, AWNING SIGNS, WALL SIGNS and FREESTANDING SIGNS shall not be illuminated except as described in Sections 7.4.3.4 b) or c); or from external light source with the light projected downward from above.

- 7.4.3.6 In all other Village Districts, PROJECTING SIGNS and AWNING SIGNS shall not be illuminated, WALL SIGNS shall not be illuminated except as described in Sections 7.4.3.4 b) or c), and FREESTANDING SIGNS shall not be illuminated except as described in Sections 7.4.3.4 b) or c) or from an external light source.

And, renumber existing sections 7.4.3.6 and 7.4.3.7 to become sections 7.4.3.7 and 7.4.3.8 respectively.

[Note: Section 7.4.3.5 currently reads:

7.4.3.5 In the Village Districts, PROJECTING SIGNS and AWNING SIGNS shall not be illuminated, WALL SIGNS shall not be illuminated except as described in Sections 7.4.3.4 b) or c), and FREESTANDING SIGNS shall not be illuminated except as described in Sections 7.4.3.4 b) or c) or from an external light source.]

C. Delete section 7.4.5.1 and replace it with a new section 7.4.5.1 as follows:

- 7.4.5.1 Where more than one SIGN is permitted for a PRINCIPAL USE, a combination of not more than two, or in the EAV District not more than three, of the following types of SIGNS shall be permitted per PRINCIPAL USE: WALL SIGN, PROJECTING SIGN, AWNING SIGN, and FREESTANDING SIGN; not including any SIGN which does not require a SIGN Permit as listed in Section 7.5 or an off-premises directional SIGN permitted under Section 7.9 or a special event SIGN permitted under Section 7.10.

[Note: Section 7.4.5.1 currently reads:

7.4.5.1 Where more than one SIGN is permitted for a PRINCIPAL USE, a combination of not more than two of the following types of SIGNS shall be permitted per PRINCIPAL USE: WALL SIGN, PROJECTING SIGN, AWNING SIGN, and FREESTANDING SIGN; not including any SIGN which does not require a SIGN Permit as listed in Section 7.5 or an off-premises directional SIGN permitted under Section 7.9 or a special event SIGN permitted under Section 7.10.]

or take any other action relative thereto.

SUMMARY

This article would amend the regulations for signs in the East Acton Village zoning district. It would allow the use of gooseneck lamps for external lighting of signs (currently gooseneck lighting is only allowed for freestanding signs in the village district). If adopted, this article would also allow for a maximum of three exterior signs per business from the following menu provided that there are no more than two signs on one side of the business: (a) one sign across the front entrance to the business (limitations as provided in the current Zoning Bylaw), (b) one awning sign either in the front or rear of the business that is lit externally with full cut-off lights or gooseneck lights if it meets the village ambiance criteria, (c) one projecting sign (limitations as provided in the current Zoning Bylaw), (d) one smaller wall sign (for secondary access to the business), (e) one free-standing sign (limitations as provided in the current Zoning Bylaw). This article would also allow, in addition to the current allowed material for signs in the village, the use of "wood appearance" signs. It is anticipated that these changes, if adopted, would update and improve East Acton Village signage to aid local businesses and patrons.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636

Selectman assigned:

Selectmen:

Finance Committee:

Planning Board: Recommendation Deferred

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DRAFT ZONING ARTICLE – EAV K

EAST ACTON VILLAGE PLAN – SITE PLAN REVIEW THRESHOLD IN THE EAST ACTON VILLAGE DISTRICT (2/3 vote required)

To see if the Town of Acton will vote to amend the zoning bylaw by deleting the lead paragraph of section 10.4.1.1 and replacing it with a new lead paragraph 10.4.1.1 as follows *[Notes in italic print are not part of the article but are intended for explanation only]:*

10.4.1.1 In the EAV, SAV, and WAV Districts, a Site Plan Special Permit shall be required in all instances.

[Note: Section 10.4.1.1 currently reads:

10.4.1.1 In the WAV and SAV Districts, a Site Plan Special Permit shall be required in all instances

1) for the initial development of land specified in Section 3, Table of PRINCIPAL USES as requiring a Site Plan Special Permit and for all ACCESSORY USES thereto, or

2) where the NET FLOOR AREA of an existing BUILDING is increased 500 square feet or more for USES designated as requiring a Site Plan Special Permit on the Table of PRINCIPAL USES, or

3) where a USE designated as requiring a Site Plan Special Permit on the Table of PRINCIPAL USES is expanded in ground area by 500 square feet or more of either impervious material, open storage or any area of the site devoted to the conduct of the PRINCIPAL or ACCESSORY USE.]

or take any other action relative thereto.

SUMMARY

If adopted, this article would subject all development or building expansions greater than 500 square feet in the East Acton Village zoning district to a site plan special permit, and thus be required to adhere to the Special Design Provisions for East Acton Village. In more densely settled areas such as villages, small projects and additions can have a proportionately greater functional and visual impact than in other commercial and industrial areas. This article would better ensure that new development within the East Acton Village zoning district would occur in a manner consistent with East Acton Village character as described in the Special Provisions and the East Acton Village Plan. If adopted, this article would also allow property and business owners to maintain their properties and make minor changes or renovations without sustaining the potential financial burden that could occur if the entire site had to be redeveloped at one time.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636
Selectman assigned:

Selectmen:
Finance Committee:
Planning Board: Recommendation Deferred

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ACTON OUTDOOR LIGHTING REGULATIONS.**1 PURPOSE:**

The purpose of these regulations is to provide specific OUTDOOR LIGHTING standards in the Town of Acton that enhance public safety, health and welfare by reducing GLARE and LIGHT TRESPASS on the Town's streets, roadways and private properties, reduce artificial sky glow, and encourage careful use of energy.

2 APPLICABILITY:

The following regulations shall apply uniformly throughout the Town of Acton to all lots except single-family residential lots as follows:

- 2.1 They shall apply to all new and replacement outdoor LUMINAIRES installed on or after April 10, 2004 whose LAMP wattage exceeds the values contained in Table 1 Column A.
- 2.2 They shall apply to all existing, new and replacement LUMINAIRES on any LOT undergoing a major modification or expansion under a site plan or other special permit. A major modification shall mean that more than 25% of the LUMINAIRES on the LOT are modified, moved or replaced. A major expansion shall mean that the number of LUMINAIRES on a LOT increases by more than 25% of the original number.
- 2.3 LUMINAIRES installed before the effective date of this bylaw shall be maintained or, if necessary, modified, to meet the zoning bylaw applicable at the time of their installation.
- 2.4 By January 1, 2006, all non-residential OUTDOOR LIGHTING in Acton shall comply with Section 3.3 (Hours of Operation).

3 STANDARDS:**3.1 LUMINAIRE design and shielding:**

Any LUMINAIRE whose LAMP wattage exceeds the values in Table 1, Column A, shall be SHIELDED. Any LUMINAIRE whose LAMP wattage exceeds the values in Table 1, Column B shall be FULLY SHIELDED (Figure 1).

3.2 Control of LIGHT TRESPASS and GLARE:

- 3.2.1 Any outdoor LUMINAIRE whose distance from the LOT boundary is less than three times its height ($3 \times H$) shall be shielded so that all DIRECT LIGHT cast in the direction of neighboring residential or conservation LOTS and public rights-of-way is cut-off at an angle no more than 70 degrees measured from a vertical line directly below the LUMINAIRE (Figure 2A). This applies to all sides of the LUMINAIRE that emit light toward a LOT boundary less than $3 \times H$ away. (Figure 2B)
- 3.2.2 Additional shields shall be designed and installed as necessary to control LIGHT TRESPASS and GLARE as required herein (Figure 2). The parts of the shields that are exposed to the DIRECT LIGHT of the LUMINAIRE and visible from neighboring conservation or residential LOTS or public rights-of-way shall have a flat-black, low-reflectivity finish.
- 3.2.3 LUMINAIRES shall be shielded so that LIGHT TRESPASS onto neighboring residential or conservation property is less than 0.1 fc. This measurement shall be made with a photometer aimed directly at the nearest LUMINAIRE.
- 3.2.4 LUMINAIRES installed on one LOT to illuminate another LOT, or installed in a street, railroad, utility, or other right-of-way to illuminate an adjacent LOT, are prohibited.
- 3.2.5 No single LUMINAIRE shall employ LAMP(s) exceeding a total of 250 watts, not including power for ballast or transformer.
- 3.2.6 Strobe and flashing lights, and laser illumination, are prohibited except as allowed under Section 6 (Exemptions).
- 3.2.7 Sections 3.2.1(Additional shields), 3.2.3(Light Trespass), 3.2.4(One LOT to another), and 3.2.5(Limit to 250 watts) shall not apply to STREETLIGHTS on a public right-of-way.

3.3 Hours of operation

- 3.3.1 All non-residential OUTDOOR LIGHTING, with the exception of STREETLIGHTS and safety or security lighting as defined herein, may be turned on no earlier than one hour before business hours and shall be turned off no later than 11 PM or one half an hour after close of business, whichever is later.

Business hours is defined as the period of time during which at least one person is present for the purpose of conducting business with the public on the lot or in a structure on the lot.

Safety lighting is defined as lighting to safeguard the movement of persons by foot or by handicapped or non-motorized vehicles over hazardous footing or in areas that conflict with vehicle traffic, or lighting for the purpose of aiding the visible detection and recognition of other persons. Safety lighting includes lighting for stairs, pedestrian ramps and tunnels, and pedestrian routes that are reasonably expected to be used after business hours.

Security lighting is defined as lighting to protect buildings and property stored outdoors. Security lighting shall be reduced to no more than 50% of the lighting used before close of business for all LOTS with two or more lights.

- 3.3.2 Lighting controlled by motion detectors or infrared sensors with an on-time of no more than 5 minutes per activation is exempt from the hours-of-operation restriction.
- 3.3.3 Lighting of recreational facilities must be turned off no later than one half-hour after the end of use.
- 3.3.4 Sections 3.3.1(Business hours), 3.3.2 (Motion sensor) and 3.3.3 (Recreational facilities) shall not apply to STREETLIGHTS on a public right-of-way.

3.4 Special Provisions:

- 3.4.1 Lighting for externally illuminated signs shall be projected downward from above. The LUMINAIRE shall be SHIELDED and shall comply with Section 3.2 (Control of LIGHT TRESPASS and GLARE). It shall be focused directly at the sign display area and SHIELDED so that the LAMP is not visible from a neighboring residential or conservation LOT, or from a public right-of-way (Figure 3).

- 3.4.2 UP-LIGHTING is prohibited, except for illumination of the United States Flag, a building façade or a monument.

For any UP-LIGHTING, the LUMINAIRE shall be equipped with shields and shall comply with Sections 3.2.1(Additional Shields), 3.2.2(Flat black), 3.2.3(Light Trespass), 3.2.4(One LOT to another), 3.2.5(Limit to 250 watts) and 3.2.6(Strobe prohibition). It shall be focused directly at the area of the target and shielded so that the LAMP is not visible from a residential or conservation LOT, or from a public right-of-way. Building façade illumination is limited to no more than 0.25 watts of LAMP power per square foot of façade surface. A Lighting Plan shall be submitted to the Town for any façade or monument UP-LIGHTING.

- 3.4.3 Illuminated outdoor recreational facilities: Notwithstanding the requirement of Section 3.1 (LUMINAIRE design and shielding), illumination of outdoor recreational facilities such as playing fields, pools, rinks, tennis courts, driving ranges, ski areas or skateboard parks shall be by either SHIELDED or FULLY SHIELDED LUMINAIRES. Such lighting is exempt from Sections 3.2.1 (Additional shields), 3.2.3 (LIGHT TRESPASS less than 0.1 fc) and 3.2.5 (LAMPS not to exceed 250 watts per LUMINAIRE).

Such SHIELDED LUMINAIRES shall be mounted at sufficient height and aimed so that the brightest part of the beam is elevated no more than 60 degrees above a point directly vertically below the LUMINAIRE (Figure 4). Light poles may extend beyond the 36-foot height limit to the extent necessary (but to no more than 85 feet in height) to adequately illuminate the facility in compliance with the maximum 60-degree elevation angle.

The LUMINAIRES shall be SHIELDED so that LIGHT TRESPASS onto any neighboring residential or conservation LOT is less than 0.5 fc. This measurement shall be made with a photometer aimed directly at the nearest LUMINAIRE.

The LAMP shall not be visible from any residential or conservation LOT or public rights-of-way.

- 3.4.4 LUMINAIRES located in a Local Historic District may be exempted from Section 3.1 (LUMINAIRE design and shielding) if the Historic District Commission specifically requires LUMINAIRES of a type that is not available that meets the FULLY SHIELDED criterion. In this case, such LUMINAIRES shall comply with IESNA CUTOFF light distribution standards.

Illumination for externally illuminated signs in a Local Historic District may be from below using UP-LIGHTING from SHIELDED LUMINAIRES. In this case, the LAMP shall not be visible from residential or conservation LOTS or public rights-of-way, and shields shall comply with Section 3.2.2 (Visible part of shield has flat-black finish).

4 TOTAL SITE POWER LIMITS:

- 4.1 This section regulates the total amount of lighting that may be used in a site. For simplicity, this is accomplished through regulation of the total amount of LAMP watts installed on the site, instead of the total LUMEN output. An outdoor lighting installation complies with this section if the actual Total Installed Watt Ratings of all LAMPS is no greater than the Allowed Lighting Power. Ballast and transformer power is not counted in this total.

- 4.2 The Allowed Lighting Power shall be the sum of contributions calculated according to the following Use Areas: Sections 4.2.1 (Parking lot areas); 4.2.2 (Building entrance areas); 4.2.3 (Building canopies); 4.2.4 (Retail sales canopies); 4.2.5 (Retail sales frontage); 4.2.6 (OUTDOOR SALES AREAS). All Use Areas shall be paved with an impervious surface. Use areas on a LOT shall be clearly marked and labelled on the Site Plan.
- 4.2.1 Parking lots: 0.05 watts per square foot of the area of parking lots, drives, walkways, bikeways, and any other uncovered and paved or improved use area of the site. These areas include a 5-foot wide margin of grade or landscaping around the paved or developed area. A LUMINAIRE must be within 100 feet of any area that is included in the total.
- 4.2.2 Building entrance areas: 18 watts per linear foot of the width of all doors plus six feet per door.
- 4.2.3 Building canopies: 0.4 watts per square foot of the ceiling area of building entrance and walkway canopies, whichever is greater.
- 4.2.4 Retail sales canopies: 0.9 watt per square foot of the ceiling area of service station and retail sales canopies.
- 4.2.5 Retail sales frontage: 20 watts per linear foot of sales frontage. Sales frontage is measured along the viewed edge of paved or developed area used exclusively for the display of vehicles or other large objects for sale.
- 4.2.6 OUTDOOR SALES AREA: 0.8 watts per square foot times the area of the OUTDOOR SALES AREA. This area shall be specifically for the display and storage of vehicles, structures or other large objects and shall not include drives, walkways or other uses. A LUMINAIRE must be within 100 feet of any area that is included in the total.
- 4.3 In order to include an area of the site to determine the Allowed Lighting Power, the area shall be in an illuminated area of the site. An illuminated area of the site is defined as within 100 feet of a site LUMINAIRE, or, if under a canopy, then within 25 feet of a LUMINAIRE mounted under the canopy. Unilluminated areas of the site may not be used to calculate Allowed Lighting Power. An illuminated area of the site shall be counted for only one of the Use Areas. All areas included in calculation of Allowed Lighting Power shall be paved with an impervious surface.

5 LIGHTING PLAN:

- 5.1 A Lighting Plan shall be included in all applications for a Site Plan or other Special Permit, Variance, or Electrical Permit that proposes new or replacement lighting installations. For initial developments of land, a major modification (more than 25% of LUMINAIRES being modified or replaced), or a major addition (more than 25% increase in the number of LUMINAIRES), this lighting plan shall be certified to be valid and correct by its designer. The lighting plan shall contain:
- 5.1.1 On the site plan: the location, height, shielding type and LUMEN output of all LAMPS in all existing and proposed outdoor LUMINAIRES, and the wattage rating of all LAMPS in each LUMINAIRE, including building or CANOPY mounted LUMINAIRES. Any existing off-site LUMINAIRES used to illuminate the site shall be included in the Lighting Plan. Use areas (Section 4) shall be clearly marked on the Site Plan.
- 5.1.2 Manufacturer's data: For all LUMINAIRES whose LAMP wattage greater than Table 1, Column B, the manufacturer's specification data and technical drawings, including the LUMINAIRE LAMP wattage, and photometric data showing that the LUMINAIRE is FULLY SHIELDED. Manufacturer's specification that the LUMINAIRE is rated IESNA FULL CUTOFF (FCO) is sufficient to show that it is FULLY SHIELDED. For all LUMINAIRES whose LAMP wattage is less than values shown in Table 1, Column B but greater than values shown in Table 1, Column A, the manufacturer's specification data and technical drawings showing that it meets the definition of SHIELDED LUMINAIRE.
- 5.1.3
- 5.1.4 Calculation of the Allowed Lighting Power for the site according to Section 4(Total Site Energy [Power] Limits).
- 5.1.5 Calculation of the Total Installed Lighting Power from the LUMINAIRES proposed for installation on the Lighting Plan, and demonstration that Total Installed Lighting Power does not exceed the Allowed Lighting Power.
- 5.2 Submission and subsequent approval of a plan does not relieve the applicant of his responsibility to demonstrate conformance to all sections of this bylaw in the as-built LUMINAIRES individually and for the site as a whole. The designer shall modify the plan to correctly reflect the as-built installation and shall certify that the as-built installation conforms to the requirements of this bylaw.

6 EXEMPTIONS:

The following lights are exempt from the standards of this bylaw:

- 6.1 Internally illuminated signs.
- 6.2 Temporary holiday or decorative lighting.
- 6.3 Emergency lighting used by the Police, Fire Department, or other official emergency personnel. Placement of longer-term emergency lighting shall, to largest extent possible, take into consideration the detrimental effects of GLARE on passing motorists and pedestrians, and on residential LOTS.
- 6.4 Temporary lighting used on construction sites. All such lighting shall be placed and directed to minimize the detrimental effects of GLARE on passing motorists and pedestrians, and on residential LOTS.
- 6.5 Lighting during special events such as fairs, celebrations, or concerts sponsored by the Town of Acton or authorized by the Acton Board of Selectmen. Lighting for festivals and carnivals is exempt but should be in keeping with the intent of this ordinance.

7 ENFORCEMENT:

- 7.1 The Building Commissioner of the Town of Acton is hereby designated as the officer charged with the enforcement of this Bylaw.
- 7.1.1 Enforcement Action – The Building Commissioner, upon a written complaint of any citizen of Acton, or owner of property within Acton or upon such Commissioner's own initiative, shall institute any appropriate action or proceedings in the name of the Town of Acton to prevent, correct, restrain or abate violation of this Bylaw. In the case where the Building Commissioner is requested in writing to enforce this Bylaw against any person allegedly in violation of same the Commissioner shall notify, in writing, the party requesting such enforcement of any action or refusal to act, and the reasons therefore, within 14 days of receipt of such request.
- 7.1.2 Fine – Violation of this Bylaw shall be punishable by a fine of \$300.00 for each offence. Each day that such violation continues shall constitute a separate offence.
- 7.2 Other Laws or Regulations – This Bylaw shall not be construed to authorize the USE of any land or STRUCTURE for any purpose that is prohibited by any other provision of the General Laws or by any other Bylaw, rule or regulation of the Town; nor shall compliance with any such provision authorize the USE of any land or STRUCTURE in any manner inconsistent with this Bylaw, except as required by the General Laws.
- 7.3 Validity and Separability – The invalidity of one or more Sections, subsections, sentences, clauses or provisions of this Bylaw shall not invalidate or impair the Bylaw as a whole or any other part thereof.

8 DEFINITIONS:

CANOPY - an opaque ceiling over installed lighting.

CUTOFF (CO) – A LUMINAIRE light distribution, specified by the IESNA, where the intensity in candela per 1000 LAMP lumens does not numerically exceed 25 (2.5%) at a vertical angle of 90 degrees above nadir, and 100 (10 %) at a vertical angle of 80 degrees above nadir. Nadir is the point directly vertically below the LUMINAIRE. A FULL CUTOFF (FCO) LUMINAIRE is also a CUTOFF LUMINAIRE.

DIRECT LIGHT - Light emitted directly from the LAMP, from the reflector or reflector diffuser, or through the refractor or diffuser lens of a LUMINAIRE.

FOOT CANDLE (fc) - Unit of ILLUMINANCE; One lumen per square foot.

FULL CUTOFF (FCO) - A LUMINAIRE light distribution, specified by the IESNA, where zero candela intensity occurs at an angle of 90 degrees above nadir, and at all greater angles from nadir. Additionally, the candela per 1000 LAMP lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80 degrees above nadir. Nadir is the point directly vertically below the LUMINAIRE.

FULLY SHIELDED: constructed in such a manner that no light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the LUMINAIRE, is projected above a horizontal plane passing through the lowest DIRECT-LIGHT-emitting part of the LUMINAIRE. (Figure 1). Building canopies, overhangs, roof eaves and similar types of construction shall not be considered as the means for providing the light cutoff characteristics shall be achieved by the LUMINAIRE itself. (Figure 5)

GLARE -The sensation of visual discomfort or loss in visual performance and visibility produced by luminance within the visual field that is sufficiently greater than the luminance to which the eyes are adapted.

INDIRECT LIGHT - DIRECT LIGHT that has been reflected off surfaces other than the source LUMINAIRE.

IESNA - Illuminating Engineering Society of North America. A professional association of lighting engineers and lighting manufacturers generally recognized as the definitive source for illumination recommendations in the United States.

ILLUMINANCE - The luminous flux incident per unit area, expressed in FOOT CANDLE (one LUMEN per square foot). Horizontal or vertical ILLUMINANCE is that measured with a photometer cell mounted horizontally or vertically.

LAMP - The light source component of a LUMINAIRE that produces the actual light.

LIGHT TRESPASS - DIRECT or INDIRECT LIGHT produced by an artificial light source and which shines outside the boundaries of the property containing the LUMINAIRE.

LUMINAIRE - A complete lighting unit or fixture including a LAMP or LAMPS, together with the parts designed to distribute the light, to position and protect the LAMPS, and to connect the LAMPS to the power supply.

OUTDOOR LIGHTING - The night-time illumination of an outside area or object by a LUMINAIRE located outdoors. LUMINAIRES under a CANOPY are considered outdoor lights and are regulated by this bylaw.

OUTDOOR SALES AREA – A static display of goods for sale at night, such as automobile sales lots, landscaping and nursery businesses, outdoor construction materials sales lots, and outdoor activity areas such as miniature golf, family fun centers, and permanent swap meets. An OUTDOOR SALES AREA location is not covered by canopies or other structures.

SHIELDED – A LUMINAIRE employing a shield to prevent glare or obtrusive light by blocking direct view of the LAMP from neighboring residential, conservation LOTS and public rights-of-way. The LUMINAIRE shall have a generally downward distribution of light and must have a top shield to minimize upward light.

STREETLIGHTS - LUMINAIRES installed within a street right-of-way and intended primarily for the illumination of the street.

UP-LIGHTING - DIRECT LIGHT illumination distributed above a 90 degree horizontal plane through the lowest DIRECT LIGHT emitting part of the LUMINAIRE.

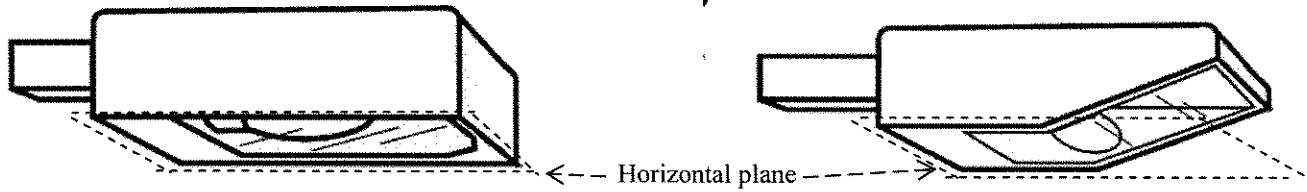
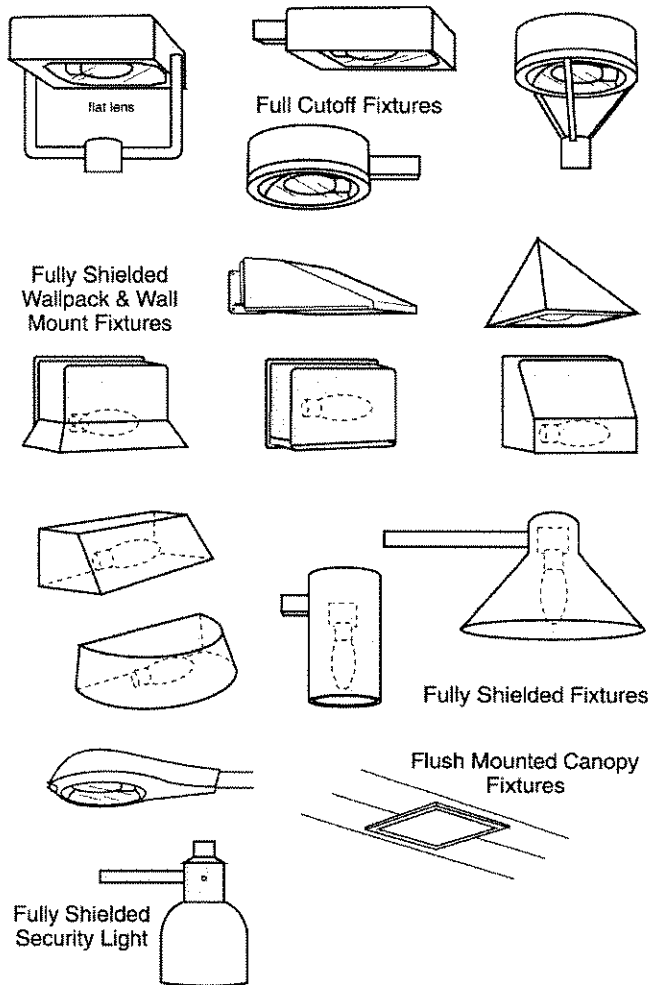


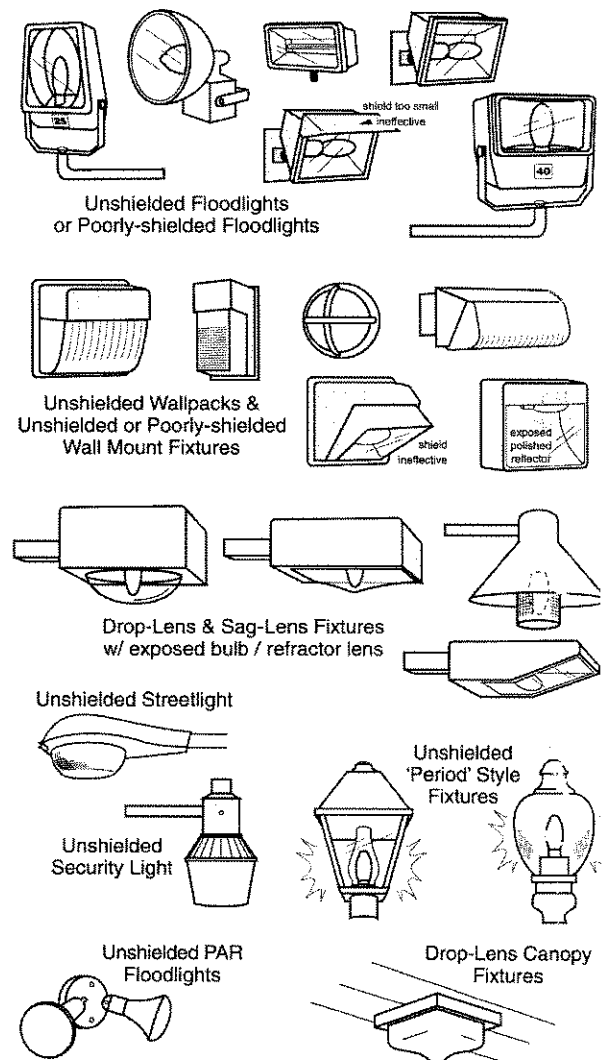
Figure 1A. FULLY SHIELDED. No light emitted above a horizontal plane through the lowest DIRECT-LIGHT-EMITTING part of LUMINAIRE.

Figure 1B. Not FULLY SHIELDED. Light is emitted above a horizontal plane through the lowest DIRECT-LIGHT-EMITTING part of LUMINAIRE.

Examples of FULLY SHIELDED LUMINAIRES



Examples of LUMINAIRES that are NOT FULLY SHIELDED



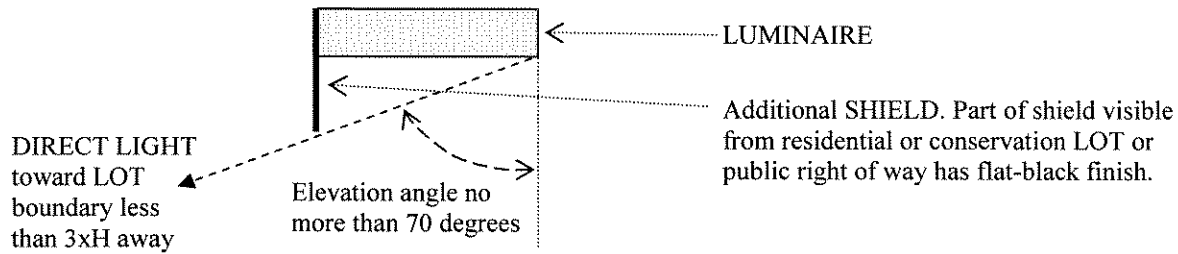


Figure 2A. Any outdoor LUMINAIRE whose distance from the LOT boundary is less than three times its height shall be shielded so that all DIRECT LIGHT cast in the direction of residential or conservation lots and public rights-of-way is cut-off at an angle no more than 70 degrees measured from a vertical line directly below the LUMINAIRE.

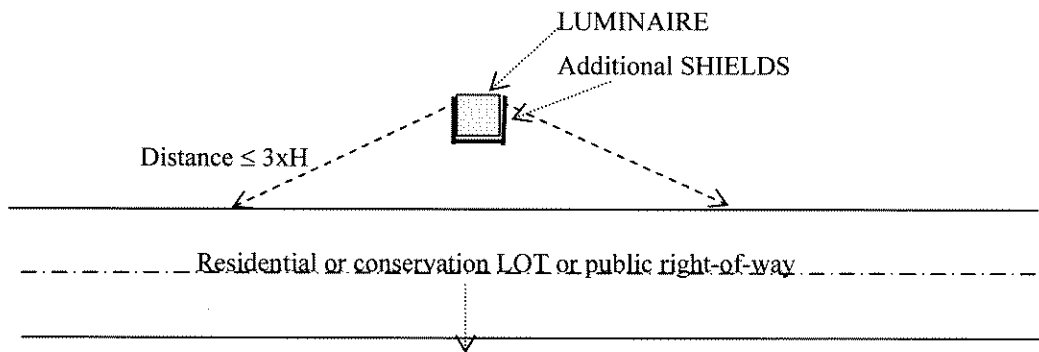


Figure 2B. This applies to all sides of the LUMINAIRE that emit light toward a LOT boundary less than $3xH$ away. (Figure 2)

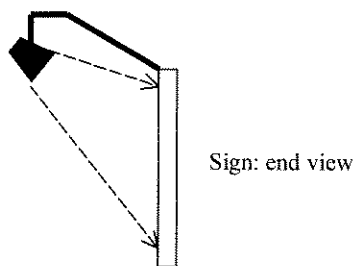


Figure 3. Lighting for externally illuminated signs shall be projected downward from above. The LUMINAIRE shall be SHIELDED and shall comply with Section 3.2 (Control of LIGHT TRESPASS and GLARE).

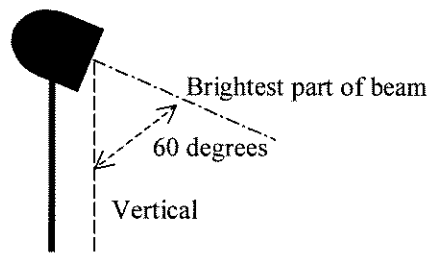


Figure 4. Illumination for outdoor recreational facilities shall be SHIELDED LUMINAIRES and shall be mounted at sufficient height and aimed so that the brightest part of the beam is elevated no more than 60 degrees above a point directly vertically below the LUMINAIRE (Figure 4)

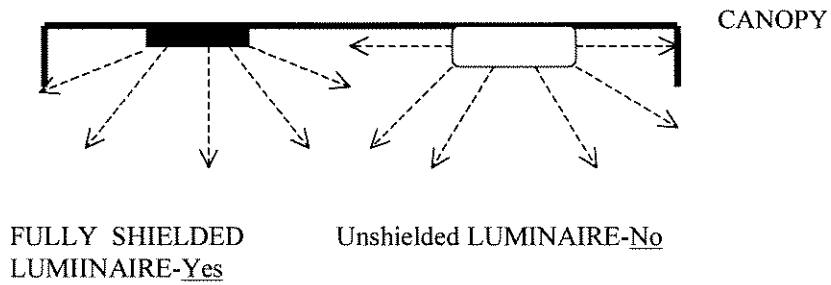


Figure 5. Building canopies, overhangs, roof eaves and similar types of construction shall not be considered as the means for providing the light cutoff. The cutoff characteristics shall be achieved by the LUMINAIRE itself.

Table 1. LUMINAIRES whose LAMP wattage exceeds the values in Column A of this table shall be SHIELDED. LUMINAIRES whose LAMP wattage exceeds the values in Column B of this table shall be FULLY SHIELDED.

Lamp type	A; SHIELDED	B; FULLY SHIELDED
Incandescent, Halogen	100 w	150 w
High Pressure Sodium, Metal Halide, Mercury Vapor, other HID	30 w	45 w
Fluorescent, Low Pressure Sodium	25 w	35 w

Notes to Outdoor Lighting Bylaw Draft 11/18/03.

3.1 Table 1. Column A represents bulbs with output of >900 lumens which shall be Shielded; column B represents lamps with output of > 1800 lumens which shall be Fully Shielded. These criteria are based on lamp brightness that has been found to be objectionable to the eye for unshielded lamps.

3.2.1 70 degree cutoff for luminaires closer to boundary of residential, conservation or public rights-of-way than 3x height.

Above 90 degrees, by definition, Fully Shielded luminaires emit zero intensity light. Below 90 degrees, there is no specification for intensity of emitted light vs. angle; practically, however, the most common luminaire type to satisfy the Fully Shielded criterion is the Full Cutoff luminaire ("shoebox") type fixture. These have intensity distribution effectively cutoff above 80 degrees, which reduces off-site glare effectively if setback adequately (greater than 3 x Height).

The 70-degree cutoff specified in this section is a compromise first to provide additional limit to glare from luminaires near a boundary line with residential, conservation or public rights of way, and second for practical fabrication and installation of an external shield with 70-degree cutoff properties. Some luminaires will have this cutoff characteristic in the appropriate directions built into the light distribution; if this can be shown then an external shield may not be required.

3.2.3 Light trespass no more than 0.1 fc. This requirement is one-half of the minimum IESNA-recommended average light illuminance for parking lots of 0.2 fc. The illuminance of the full moon is generally accepted to be about 0.01-0.02 fc.

3.4.2 Building façade illumination limited to no more than 0.25 watts of Lamp power per square foot of façade surface. This number is derived from the California Outdoor Lighting Standards (COLS) report by the California Energy Commission, July 2003.

3.4.3 Light trespass for outdoor recreational facilities less than 0.5 fc. Derives from Oregon outdoor lighting ordinance, and advice from sports lighting designer Musco Inc.

4 Total Site Power Limits. This section derives from both the California Outdoor Lighting Standards and the IDA Model Lighting Ordinance draft.

4.2.1 Parking Lots 0.05 Watts/sq ft. This standard enables parking lot illuminance up to 1.2 fc. IESNA recommended minimum parking lot minimum levels are 0.2-0.5 fc (IESNA RP-33-99).

4.2.2 Building entrance areas 18 Watts/linear ft. Derives from COLS, and enables illuminance levels of approximately 6 fc.

4.2.3 Building canopies 0.4 watts/sq ft. Derives from COLS, and enables illuminance levels of approximately 7 fc.

4.2.4 Retail Sales Canopies 0.9 watts/sq ft. Derives from COLS, and enables illuminance levels of approximately 20 fc. IESNA recommended service station island illuminance levels are 10-15 fc.

4.2.5 Retail Sales Frontage 20 watts/linear ft. Derives from COLS, and enables illuminance levels of approximately 25 fc. IESNA recommended retail sales frontage illuminance is 10-20 fc.

4.2.6 Outdoor Sales Area 0.8 watts/sq ft. Derives from COLS and allows illuminance levels of approximately 50 fc.

ACTON OUTDOOR LIGHTING REGULATIONS – ADDENDUM

Amend the Acton Zoning Bylaw by inserting a new section 5.3.5.3 as follows:

- 5.3.5.3 In all districts, light poles for the illumination of outdoor recreation facilities such as playing fields, pools, rinks, tennis courts, driving ranges, ski areas, or skateboard parks may extend up to 85 feet in height provided that the luminaries comply with the requirements of section ____ of bylaw ____ (Outdoor Lighting Regulations).

To see if the Town of Acton will vote to amend the zoning map and the zoning bylaw as follows:

- A. Amend the zoning map, Map No. 1, by rezoning from General Industrial (GI) to Agriculture Recreation Conservation (ARC) an area of land shown in the 2003 Town Atlas on map F-3 as parcels 16 and 16-1.
- B. Amend the zoning bylaw, section 5, Table of Dimensional Regulations, line "Special Districts – ARC", column "Minimum Front Yard in feet" from 45 to 30.

or take any other action relative thereto.

SUMMARY

Part A of this article would rezone the +/-1.6-acre town-owned property at 66 Hayward Road from General Industrial District to the Agriculture Recreation Conservation District to accommodate its future use as the site of the T.J. O'Grady Memorial Skate Park.

Part B would change the minimum front yard setback for buildings and structures in the Agriculture Recreation Conservation District from 45 feet to 30 feet to accommodate the structural design of the skate park; specifically, the installation of permanent concrete structures including a series of ramps and a street course. Construction of the proposed skate park structures will be accomplished most efficiently by utilizing the existing elevated area along the Hayward Road side of the property. Allowing construction to the thirty foot setback will accomplish two important site requirements, (a) reducing the amount of fill needed for construction, therefore the overall project cost, and (b) allows for the installation of a parking lot at a safe distance from Hayward Road not interfering with the functional portion of the park.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636

Selectman assigned:

Selectmen:

Finance Committee:

Planning Board: Recommendation Deferred

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To see if the Town of Acton will vote to amend the zoning bylaw, section 3, by adding to footnote (2) in the Table of Principal Uses the following sentence *[Notes in italic print are not part of the article but are intended for explanation only]*:

- (2) In the SAV district, the Board of Selectmen may by Special Permit allow more than four DWELLING UNITS per multifamily dwelling.

[Note: Footnote (2) applies to Multifamily Dwellings in the South Acton Village (SAV) district and the Village Residential (VR) district in West Acton. It currently reads as follows:

(2) Not more than four DWELLING UNITS shall be permitted per multifamily dwelling. At least one of the DWELLING UNITS shall be occupied by the owner of the property. For purposes of this footnote, the owner shall be defined as one or more individuals residing in a DWELLING UNIT who hold legal or beneficial title and for whom the DWELLING UNIT is the primary residence for voting and tax purposes. In the VR District a Site Plan Special Permit shall not be required.]

or take any other action relative thereto.

SUMMARY

Presently, multifamily dwellings in the South Acton Village District are limited to four dwelling units per building. This article provides that the Board of Selectmen may grant a special permit for buildings with more than four dwelling units. This special permit is in addition to the site plan special permit that the zoning bylaw already requires. It is the Planning Board's belief that this change will allow the construction of larger residential buildings that are more consistent with or reminiscent of South Acton's history and architectural heritage as a 19th century manufacturing center. The added special permit affords authority and discretion for the architectural review of the proposed buildings that a site plan special permit alone may not provide. This article would not change the overall density limits for residential development in the South Acton Village district.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636

Selectman assigned:

Selectmen:

Finance Committee:

Planning Board:

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To see if the Town of Acton will vote to amend section 9B of the zoning bylaw as follows: *[Notes in italic print are not part of the article but are intended for explanation only].*

A. Insert a new section 9B. 2.3 as follows:

9B.2.3 Underlying Zoning District – Where the Planning Board grants a special permit for a Senior Residence, the USE, dimensional, and parking requirements applicable to the underlying zoning district shall not apply.

B. Insert a new section 9B.4.3 as follows:

9B.4.3 Two-FAMILY Dwellings.

And, renumber existing sections 9B.4.3 through 9B.4.7 to become sections 9B.4.4 through 9B.4.8 respectively.

[Note: Section 9B.4 and its subsections currently read:

9B.4 Allowed USES – Only the following USES shall be allowed in a SENIOR Residence development:

9B.4.1 Single FAMILY dwellings.

9B.4.2 Single FAMILY dwellings with one apartment.

9B.4.3 Multifamily dwellings.

9B.4.4 ACCESSORY USES typically associated with residential USES.

9B.4.5 Support services to meet SENIORS' needs, such as skilled nursing service, medical and other health service, recreation and leisure facilities, a community center, or food service.

9B.4.6 Convenience services intended primarily for its residents, such as Retail Stores, Banks, Restaurants, and Services provided that not more than 10% of the total NET FLOOR AREA of the development is dedicated to such uses.

9B.4.7 Allowed USES on the Common Land as set forth herein.]

C. Delete section 9B.5 and its subsections 9B.5.1 through 9B.5.10 and replace them with a new section 9B.5 and new subsections as follows:

9B.5 Dimensional Regulations – A SENIOR Residence development shall comply with the following dimensional regulations for the area of the TRACT OF LAND, density, BUILDINGS, and STRUCTURES:

9B.5.1 Minimum TRACT OF LAND area: 8 acres. For the purpose of this section, the Planning Board may consider LOTS on directly opposite sides of a STREET as a single TRACT OF LAND.

9B.5.2 Maximum density: 4 DWELLING UNITS per acre in the R-2 District, and 3 DWELLING UNITS per acre in the R-4, R-8, R-8/4, and R-10/8 Districts, based on the total development site including the Common Land.

9B.5.3 Minimum setbacks for BUILDINGS and STRUCTURES: 45 feet from any existing STREET; 15 feet from a STREET within the site; 30 feet from any TRACT OF LAND boundary; and 10 feet from the Common Land boundary, except that the Planning Board may require larger setbacks to the Common Land boundary to ensure adequate yard space.

9B.5.4 Minimum separation of BUILDINGS: 20 feet for exterior walls with doors, otherwise 10 feet.

9B.5.5 Maximum height of BUILDINGS and STRUCTURES: 36 feet.

9B.5.6 Maximum horizontal dimension of a BUILDING: 250 feet.

9B.5.7 The Planning Board may impose other dimensional requirements as it deems appropriate to enhance the purpose and intent of this bylaw.

[Note: Section 9B.5 and its subsections currently read:

9B.5 *Dimensional Regulations – A SENIOR Residence development shall comply with the following dimensional regulations for the area of the TRACT OF LAND, density, BUILDINGS, and STRUCTURES:*

9B.5.1 *Minimum TRACT OF LAND area: 8 acres. For the purpose of this section, the Planning Board may consider LOTS on directly opposite sides of a STREET as a single TRACT OF LAND.*

9B.5.2 *Maximum density: 4 DWELLING UNITS per acre in the R-2 District, and 3 DWELLING UNITS per acre in the R-4, R-8, R-8/4, and R-10/8 Districts, based on the total development site including the Common Land.*

9B.5.3 *Minimum setbacks for BUILDINGS and STRUCTURES: 45 feet from any existing STREET; 15 feet from a STREET, way or common drive within the site; 30 feet from any lot line and the Common Land boundary.*

9B.5.4 *Minimum separation of BUILDINGS: 20 feet.*

9B.5.5 *Maximum height of BUILDINGS and STRUCTURES: 36 feet.*

9B.5.6 *Maximum number of DWELLING UNITS per BUILDING: 4.*

9B.5.7 *Maximum horizontal dimension of a BUILDING: 200 feet.*

9B.5.8 *Each DWELLING UNIT shall have at least two separate exterior entrances at ground level.*

9B.5.9 *Where the requirements of this section 9B differ from or conflict with other requirements of the Bylaw, the requirements established herein shall prevail.*

9B.5.10 *The Planning Board may impose other dimensional requirements as it deems appropriate to enhance the purpose and intent of this bylaw.]*

D. Delete section 9B.9.1.2 and replace it with a new section 9B.9.1.2 as follows:

9B.9.1.2 Eighty percent (80%) of the minimum required Common Land shall be laid out as one or more large, contiguous parcels that are distinct from parcels dedicated for other purposes or USES. Each such Common Land parcel shall contain at least one access corridor to a STREET or way that shall be not less than 40 feet wide. The other twenty percent (20%) of the Common Land may be scattered throughout the development site for buffer, screening, or park purposes.

[Note: Section 9B.9.1.2 currently reads:

9B.9.1.2 *The minimum Common Land shall be laid out as one or more large, contiguous parcels that are distinct from parcels dedicated for other purposes or USES. Each Common Land parcel shall contain at least one access corridor to a STREET or way that shall be not less than 40 feet wide.]*

E. At the end of section 9B.12.3 insert the following new sentence:

"The Planning Board may further adjust or waive the dimensional requirements of section 9B.5, the parking requirements of section 9B.6, and the Common Land requirements of 9B.9 to the extent reasonable and necessary to facilitate the production of affordable DWELLING UNITS under this density bonus option."

[Note: Section 9B.12.3 currently reads:

Density Bonus Option – The total number of allowable DWELLING UNITS in a SENIOR Residence development may be doubled to 8 per acre in the R-2 District, and to 6 per acre in the R-4, R-8, R-8/4, and R-10/8 Districts provided that at least 20% of the DWELLING UNITS in the SENIOR Residence development, rounded to the next integer, are AFFORDABLE SENIOR RESIDENCES. When rounding, fractions of .5 shall be rounded up.]

or take any other action relative thereto.

SUMMARY

The Senior Residence development option, section 9B of the zoning bylaw, was introduced in 2000 as an alternative to standard single-family home developments in residential zoning districts and as a response to the housing needs of Acton's growing senior population including the need for affordable senior housing. This option has not been tried, yet.

As an alternative to the proposed Ellsworth Village Ch. 40B affordable senior housing proposal, the proponent developer has explored and discussed with Planning Department staff the use of section 9B of the zoning bylaw. It became clear that its dimensional requirements would not permit such developments at the housing densities that the regulations purport to allow – four dwelling units per acre in the R-2 district, and 3 dwelling units per acre in the other single-family residential districts. A review of conceptual development schemes on the proposed Ellsworth Village site, which is constrained very little by wetlands or odd-shaped lot inefficiencies, suggests that some changes are necessary to realize the intent of Town Meeting to generate senior housing and senior affordable housing through section 9B. This article would adjust or clarify some of the dimensional requirements for buildings and structures, and delete others. It would also modify the common land or open space requirement (minimum of 60% of the total development site) so that a small portion of it can be scattered throughout the site to create areas for buffers, screening, and small parks.

Section 9B requires a small affordable housing component of 5%, but also provides for the inclusion of more affordable dwelling units with a further increase in density. The article would give the Planning Board, as the special permit granting authority, the flexibility to further adjust or waive dimensional, parking, and common land requirements in order to accommodate the density increases that come with affordable housing.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636
Selectman assigned:

Selectmen:
Finance Committee:
Planning Board:

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To see if the Town of Acton will vote to amend the zoning map and the zoning bylaw as follows
[Notes in italic print are not part of the article but are intended for explanation only]:

- A. Amend the zoning map, Map No. 1, by rezoning from Residence 2 (R-2) to Village Residential (VR) an area of land shown in the 2003 Town Atlas on map F-2B as parcel 58.
- B. Amend the zoning map, Map No. 1, by rezoning from Residence 8 (R-8) to Residence 10/8 (R-10/8) an area of land shown in the 1993 Town Atlas on map F-5 as parcel 12-3.
- C. Amend the zoning bylaw by deleting sections 3.5.12 and 3.5.13 and replacing them with new sections 3.5.12 and 3.5.13 as follows:

3.5.12 Services – Establishments providing services directly to the consumer such as a bank, credit union, barber shop, beauty salon, laundry, dry-cleaning, diaper service, building cleaning service, funeral home, shoe repair, tailor, clothing rental shop, equipment rental or leasing, food catering, photocopying, secretarial service, or similar USES or establishments.

3.5.13 Repair Shop, Technical Shop, Studio – Repair and service of appliances, computers, office equipment, bicycles, lawn mowers, or similar small equipment; photography or film studio; art studio; artisan's studio; music instruction or practice room; or similar USES or establishments.

[Note: Sections 3.5.12 and 3.5.13 currently read as follows:

3.5.12 Services – Establishments providing services directly to the consumer such as a bank, credit union, barber shop, beauty salon, laundry, dry-cleaning, funeral home, shoe repair, clothing rental shop, equipment rental or leasing, or similar USES or establishments.

3.5.13 Repair Shop, Technical Shop, Studio – Repair and service of appliances, computers, office equipment, bicycles, lawn mowers, or similar small equipment; diaper service; building cleaning service; photocopying; secretarial service; tailor; food catering; photography or film studio; art studio; artisan's studio; music instruction or practice room; or similar USES or establishments.]

- D. Amend the zoning bylaw, section 7.5, by deleting the last sentence of the lead paragraph and replacing it with the following new sentence:

“No such SIGN shall be ERECTED within 5 feet of the sideline of a STREET or any other right of way customarily used by the general public, unless such SIGN is a traffic SIGN, landmark SIGN, directional SIGN, or an EXTERIOR SIGN.”

[Note: The lead paragraph of section 7.5 currently reads as follows:

7.5 SIGNS Which Do Not Require a SIGN Permit – The following SIGNS do not require a SIGN Permit or Special Permit, nevertheless such SIGNS shall comply with Sections 7.3 and 7.4 above unless specifically provided otherwise in this section. No such SIGN shall be ERECTED within 5 feet of the sideline of a STREET or any other right of way customarily used by the general public, unless such SIGN is a traffic SIGN, landmark SIGN or an EXTERIOR SIGN.]

or take any other action relative thereto.

SUMMARY

Part A of this article would rezone to Village Residential a +/-7500-square foot parcel of land with a building on it. The parcel's street address is 220 Central Street in West Acton. It is located between Central Street and Willow Street near the intersection of the two. Town Meeting established the

Village Residential District in this area in April of 1994. A recent review of Acton's zoning history revealed that this parcel was inadvertently omitted. All surrounding parcels are zoned Village Residential.

Part B of this article would rezone to Residence 10/8 a long narrow sliver of land on the northwest side of Pope Road from 150 Pope Road to the intersection with Strawberry Hill Road. The subject parcel was last identified in the 1993 Town Atlas. It has since been incorporated into several new residential lots shown in the 2003 Town Atlas on map F-5 as parcels 55 (150 Pope Road), 56 (160 Pope Road), 57 (178 Pope Road), and 58 (180 Pope Road), and on map E-5 as parcels 16-15 (115 Strawberry Hill Road) and 16-16 (186 Pope Road). Town Meeting established the Residence 10/8 District in this area in November of 1990. A recent review of Acton's zoning history revealed that this parcel was inadvertently omitted. All surrounding parcels on this side of Pope Road are zoned Residence 10/8. With this change the six mentioned lots would be zoned uniformly.

Part C corrects the use definitions for 'Services' (section 3.5.12) and 'Repair Shop, Technical Shop, Studio' (section 3.5.13). A recent review of these sections revealed that a mix-up had occurred with some of the uses listed in these definitions in the 2000 Annual Town Meeting warrant when these sections were last revised as part of a complete rewrite of section 3.

Part D amends a paragraph in the sign regulations of the zoning bylaw to allow directional signs within the 5-foot front setback that applies to most other signs. Directional signs as defined in the zoning bylaw are for instance, enter / exit signs, handicapped parking signs, or street address signs.

Direct inquiries to: Roland Bartl, AICP, Town Planner - 264.9636
Selectman assigned:

Selectmen:
Finance Committee:
Planning Board: Recommendation Deferred

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